

## 1.0 INTRODUCTION

1.1 Longstanton has two Conservation Areas, each one loosely centred on the two churches. They were designated Conservation Areas in November 1987. This document aims to fulfil South Cambridgeshire District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of these areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the commitment made by policy EN29 in the adopted Local Plan. This document includes; a character appraisal, design guidance for new development, and policies for the management of the area in order to preserve its character.

1.2 (Paragraph about public consultation and adoption as Supplementary Planning Guidance / Supplementary Planning Document.)

## 2.0 WHAT ARE CONSERVATION AREAS?

2.1 Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

2.2 When a Conservation Area has been designated, it increases the Council's controls, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed whilst the rights that owners have to do works to their properties without the prior need to obtain planning permission (known as 'permitted development rights') are reduced or taken away. Stricter controls are also exercised over the design of new buildings, and owners must give the Council six weeks' notice of their intention to carry out works to trees. Planning applications affecting a Conservation Area must be advertised on site and in the local press to give people the opportunity to comment.

## 3.0 OVERVIEW OF THE AREA

3.1 The two Conservation Areas of Longstanton are centred on the two churches. These were the nuclei of the original villages and therefore contain the majority of the historic buildings.

3.2 The two churches and their attractive churchyards and former rectories are the core of the two areas. However there are other buildings, particularly those associated with agriculture which are also important aspects of the character. Mature hedges and trees are vital to the character of both areas, whilst the grass verges of St Michael's give a

very soft rural feel to the village streets.

3.3 Much new housing surrounds and is included within the Conservation Areas. At its best this uses natural forms and materials and blends comfortably with its older neighbours. At its worst it introduces alien shapes and materials and jars with its neighbours.

## 4.0 A BRIEF HISTORY OF THE VILLAGE

4.1 Longstanton is an amalgamation of two villages, Long Stanton All Saints and Long Stanton St Michael's; the unified village not being created until 1953.

4.2 The village was in existence in 1070 as Stanton meaning 'an enclosed settlement on stony ground'. The Domesday Book of 1086 recorded 67 peasant tenants.

4.3 St Michael's is the older of the two surviving churches dating from the early C13. All Saints is mostly mid to late C14, though it is on the site of an earlier church. The parish associated with the latter seems to have always been the most populous, with 34 families to just 8 in St Michael's in 1563. By 1801, the numbers had risen to 60 and 24 respectively (a total population of c400) and continued to rise throughout the C19 before falling back to the 1801 level by 1911. Today there are around 2300 people within the combined parish.

4.4 In the Middle Ages, there were probably several clusters of settlement straggling along the High Street; the linear nature of the village differentiating it from nearby Fen'stanton'. In 1816, High Street and Church Lane around St Michael's were both lined with houses. 34 survived in 1851, though ten were lost in the following 20 years. The manor of the Colvilles stood 250 yards to the South of St Michael's, whilst the Grange (or French Lady's Manor as the estate was originally known) survives opposite St Michael's Church.

4.5 The majority of the houses in All Saints stood around the church, though there was another cluster to the north close to the brook; the two separated by the park of Cheyney's Manor which became Hatton's Manor House. The Hattons occupied the Manor from the C17 to C19 during which time they dominated the village as resident squires. The house was demolished at the end of the C19 and its site is now occupied by Hatton Park Primary School.

4.6 Sir Thomas Hatton built a road from his house in the centre of the village to the Cambridge-

Huntingdon Turnpike and by 1816 this had a tollgate on it. The other roads, linking the village with Oakington, Rampton, Over and Willingham were much as they are today: The Rampton Road was

originally called Poswell Way, whilst the road from Hatton's Road to All Saints, today called School Lane was known initially as New Road.

4.7 The three open fields of each Parish were enclosed in 1816 when 1938 acres were ascribed to All Saints and 841 to St Michael's Parishes. The village has always been an agricultural settlement with a number of farms and later market gardens (the latter mostly on the Willingham Road). Today much of the land is used for growing wheat, barley and rape, though some fields are retained for grazing livestock, mostly cattle.

4.8 The Cambridge to St Ives Railway arrived in 1847: the station standing to the north of the village on the Willingham Road. The station closed in 1970 although the line was used for goods traffic until 1987.

4.9 The greatest impact on the village in recent times came in 1939 when the Air Ministry acquired 353 acres of land to the east of the village to create RAF Oakington. Two bomber squadrons operated

throughout World War Two. After the war it was used for transport and training before being passed to the Army in 1973. They left in 1999 when some of the buildings became an Immigration Reception Centre.

4.10 The Black Bull Public House has probably stood on the site since the C17 and is now the only pub in either parish. At its peak in the C19, the village had all the expected trades including wheelwright, blacksmith, and thatcher. By 1850 there were five shops. Three were sustained into the 1990s but changes in modern shopping patterns, coupled with the withdrawal of the army from the camp, means that today only a single shop survives.

4.11 Schooling was generally provided by the church. In 1844 a purpose-built schoolroom was erected on what is now School Lane virtually opposite All Saints Church. It survives as a private house. In 1954 a new school was built on the former Hatton Parkland and remains today.

4.12 After World War Two, a great deal of new housing was built in the village. Much was to provide quarters for the airmen though there is also a large area of Local Authority Housing. The main estate is on the parkland of the Hatton's



Extract from 1886 Ordnance Survey

House north of All Saint's Church. Several more recent private estates have been built since the 1960s off the principal roads.

4.13 The vast majority of this recent development lies outside the two Conservation Areas both of which retain the character of a traditional rural village. The challenge for the future will be to ensure that this character is retained in the light of the proposed new township of Northstowe which is to be sited to the north east of Longstanton.

## 5.0 GEOLOGY AND LANDSCAPE SETTING

5.1 Much of the village itself lies on a low gravel ridge though the surrounding land is mostly clay. The land actually rises slightly from the village which stands at around 6m to 20m Above Ordnance Datum adjacent to the A14 / B1050 junction. However this variation, over a distance of more than 2.5km is barely perceptible and the flatness of the land is most striking.

5.2 The approach from the southeast (Oakington) is the most attractive entrance into Longstanton. The major part of the road to the southeast of the airfield allows some quite open views until a right-angled bend turns north towards the village. From this point mature trees dominate and when the road turns again to the northeast suddenly buildings are visible and you are in the village. This dramatic entrance to the village is a key aspect of the character of the St Michael's Conservation Area.



Entering the village from the southeast (Oakington)

5.3 The spire of All Saint's Church soaring elegantly above the canopy of trees is a key landmark from Hatton's Road (B1050) to the southwest of the village. From here, the length of the village is

immediately obvious and although most buildings are screened by trees and hedgerows in summer, they are much more apparent in winter.



Approaching the village from the southwest (B1050)

5.4 School Lane splits off from the B1050 around 600m southwest of the village. The vista north down the latter is towards the more recent part of the village which is outside the Conservation Area. Looking north along School Lane, the church spire surrounded by trees remains the focus and only when relatively close to the village are any other buildings clearly seen.

5.5 The approach from the north (Willingham) is a different prospect. Whilst there are some fine individual houses and plenty of trees, the number of late C19 / early C20 market gardens strung out alongside the road means that it is hard to decide where Longstanton ends and Willingham begins! Having reached the village proper, the modern estates dominate until within a few metres of the Conservation Area boundary, though again the Old Vicarage, All Saints Church and the surrounding mature trees are a major visual focus.

5.6 From the northeast (Rampton) the church is still visible despite the slight rise in the ground and the bend in the road. The natural hedgeline and trees on the south side of the road (within the Conservation Area) contrast with the clipped hedges and ornamental trees to the Magdalene Close and Nether Close estates on the north (outside the Conservation Area).

5.7 The Long Lane footpath, linking into St Michael's Lane and Mills Lane, is an important aspect of the village's character. It allows glimpses of the village across open fields. Conversely, from the village, these open spaces are vital to the Conservation Area, while the trees which line both sides of Long Lane are an important 'boundary' which screen

views of the barracks. It is important that this feature be appropriately protected.



Vista southwest from Long Lane

## 6.0 ARCHAEOLOGY

6.1 There are two areas of archaeological interest within the area in addition to the site of the Hatton's House and parkland (in the swathe of land between Rampton Road and Station Road, which is outside the Conservation Area.

6.2 Adjacent to Nether Grove, a large area of woodland on the corner of Rampton Road and Long Lane, a moated site, was recorded on the 1886 Ordnance Survey map. This land may have been ornamental gardens associated with one of the manors and includes lakes and wooded areas.

6.3 Adjacent to St Michael's Mount is an area erroneously considered to be the site of the Bishops Palace. Although it was probably the site of Colville's Manor, there was never a Bishop's Palace within Longstanton.

## 7.0 ST MICHAEL'S CONSERVATION AREA

### St Michael's

7.1 The dramatic entrance to the Conservation Area has been described in 5.2. The trees along the road side and within the grounds of St Michael's Mount are very important to the character here and together with the grass verges which survive throughout the Conservation Area do much to maintain the feeling of a rural village.

7.2 St Michael's Mount, which is probably on the site of Colville's Manor and was known as Belle Vue House in the late C19, is a fine C19 house of gault brick (map 1:A). Although a pleasant vista into its parkland garden is possible, the house itself is not readily visible from the road. Nos. 45-51 are four detached 1970s houses set well back from the road. These houses with their distinctive

monopitched roofs have a fairly neutral impact on the character of the area. There is a good mature tree outside No. 47, but the telegraph posts and wires, have a negative impact here and in numerous other places throughout the village.



Drive to St Michael's Mount

7.3 A modern development of gault brick, weatherboarding and pantiles (Nos. 39-41) stands some distance from the road. Whilst the houses are barely visible, there is a pleasant vista along the lane which leads to them with mature trees and a C19 brick boundary wall on the north side. Looking north along St Michaels from this point, the modern development on the corner of Wilson's Road is highly prominent due to the red brick and brilliant white render used in its construction. It illustrates clearly how important it is to choose appropriate materials for new developments and that even buildings outside Conservation Areas can still affect the character of what is within.



View north along St Michael's

7.4 On the southwest side of the street, Nos. 48 & 50 are outside the Conservation Area. They are of brick, weatherboarding and pantiles and well back from the road. They therefore do not impact on the character of the area with the exception of the rather formal paving in the wide entrance drive to No. 50 which 'bellmouths' into the grass verge.

7.5 Next along is The Grange, originally a farmhouse on an estate held for a time by Eleanor of Aquitaine and formerly known as French Lady's Manor (map 1:1). This is a Grade II Listed Building built mostly in the C17 and C18 of timber framing, pink and yellow brick with a clay plain tiled roof. Although only single storey with attic dormers, it is quite long and has large rear wings making it a fine substantial building.

7.6 The original plot size of The Grange is evident by the boundary wall to the lane with its army of brick piers with moulded stone caps and timber fence between protecting not just the frontage of The Grange but also now the modern Nos. 40 and 36. This is a very strong feature of the lane here and encouragement should be given to ensure that it is properly maintained.

7.7 Immediately opposite The Grange is the former rectory (map 1:B). This is an imposing C19 building of gault brick with a slate roof and decorative bargeboards. The outbuildings which line the road have recently been repaired and converted and are themselves now a positive feature.



The former rectory and outbuildings

7.8 Set back from the street and on slightly elevated ground is St Michael's Church, a Grade II\* Listed Building (map 1:2). This is a fine mostly C13 church of limestone with a longstraw thatched roof. The double bellcote set above the buttressed west gable faces the corner gate. This perfect little

church was highly influential in C19 America after the Cambridge Camden Society sent plans of it across the Atlantic to act as a guide for architects.



St Michael's Church

7.9 No. 34, on the corner of Wilson's Road is a very attractive gault brick 3-bay house of the C19 with a pyramidal slate roof (map 1:C). The plate glass sash windows with their arched heads are elegantly proportioned. Whilst the front garden wall is very low giving views into the garden, as it turns the corner it becomes a nicely repaired 2m high wall linking to the slate- and pantiled- roofed outbuildings at the side.



No. 34 St Michael's

#### St Michael's Lane

7.10 The setting of the church with the separately listed wellhead adjacent to the path (map 1:3), its pair of mature trees and flint and brick boundary wall is extremely attractive and is complemented by the historic buildings around it. No. 1 St Michael's Lane is especially important to the setting of the church and Conservation Area generally (map 1:4). This is a C17 and C18 Grade II Listed timber framed cottage, partly exposed with the studs infilled with brick panels and partly covered over and rendered. The thatched roof directly complements that of the church.



No. 1 St Michael's Lane

7.11 Continuing along St Michael's Lane, behind the church are a group of originally four C19 cottages. The pair to the south have been converted to a single dwelling and, whilst in good condition, have been heavily modernised. The two to the north retain far more original features but are in poor condition with a sheet metal covering to the roof (map I:D). The two modern houses beyond are also within the Conservation Area though they do not have the character of the traditional buildings grouped around the church.



Nos. 4-8 St Michael's Lane

7.12 Another telegraph pole stands in front of the modern Nos. 10 and 12 and links to another across the road in front of No. 5. This is shrouded by some good mature trees which complement those around the church. Looking back towards St Michaels, although No. 36 is quite well screened, its rooflights are very noticeable and together with yet another telegraph pole are the only things to strike a discordant note in an otherwise attractively enclosed vista.

## Wilson's Road

7.13 Behind No. 34 Wilson's Road, two modern single storey properties have been built. The materials complement those of No. 34 and although they are large on plan, they do not visually compete with the original house.

7.14 Wilson's Road here has very much the appearance of a country lane and there is a very long vista along it out into the surrounding countryside. This is a very attractive and important feature in maintaining the feel of Longstanton as a country village. Only the telegraph poles and wires detract from the vista.

7.15 Looking back towards the village, the rear of No. 34 St Michaels is very neat and ordered and the outbuildings well maintained. On the opposite side of the road, Pembroke House is a substantial C19 house which would probably have been suitable for inclusion in the Conservation Area if it hadn't been altered so much and the rather discordant new housing built on the corner next to it.

7.16 The focus of the vista back into the village are the converted barns (map I:E). These have weatherboarded walls on a brick plinth and with slate roofs. The bargeboards would be less obtrusive if painted a different colour. This is a nice group of buildings which are important in representing the agricultural character of the village. The 1930s K6 telephone box survives here but again, the telegraph poles and wires are obtrusive.



View northeast along Wilson's Road

## Key Characteristics

7.17 Major aspects of the character of the St Michael's Conservation Area include the relatively modest scale of buildings (including the church). The largest house, St Michael's Mount is set a long way from the road and well screened by mature trees. For such a small area, there is quite a variety

of building materials with the earliest buildings of stone (the church), timber framed and rendered, or of pinky-red brick. These buildings are generally thatched or with clay tiled roofs. The Victorian houses are invariably of gault brick and slate. Outbuildings often have pantiled roofs though the converted barns with their weatherboarded walls have slate roofs. The more modern buildings within the Conservation Area tend to be quite neutral in terms of their impact due to the use of materials of subdued tone and, their set back positions and judicious tree and shrub planting. Where these principles are not followed (eg where more strident paint colours or brick types are used) then the buildings appear much more discordant.

7.18 The boundary walls of the Grange are a very important feature and these are complemented by other fine walls to the former rectory, the church and No. 34 St Michael's.



Boundary wall to The Grange

7.19 Mature, mostly deciduous trees are an extremely important characteristic of the Oakington end of the village and around the church. The impact of mature trees can also be appreciated from some distance away as they shield many of the village's buildings.

7.20 A very important aspect of the character of St Michael's is the grass verges. Their survival immediately softens the impact of the roadway and maintains a rural feel to the village. It is important that attempts to widen the road or create formalised parking areas be resisted.

7.21 The major opportunity for enhancement in the area would be through the replacement of telegraph poles and overhead wiring with underground cables. Care will need to be taken however to ensure that such works do not necessitate cutting through tree roots.

## 8.0 THE ALL SAINTS CONSERVATION AREA

8.1 The All Saints Conservation Area largely comprises the traditional buildings immediately around All Saints Church and the open fields running out to Long Lane, a wooded footpath which largely defines the eastern boundary of the village.

### Woodside

8.2 Longstanton House (or the Manor) is a large house with its origins in the C17 but which was significantly modernised in the 1840s (map 2:1). Although originally timber framed, the front range is now of gault brick with a slate roof. The house with its multi-paned sash windows is Listed Grade II and is set well back from the road and screened by the mass of mature trees in its grounds. Brick and stone gate piers with wrought iron gates mark the entrance off Woodside. The small sub-station to the side of the gates could be better screened and would be better painted green to blend with the surrounding foliage.



Longstanton House (the Manor)

8.3 A footpath runs from Woodside to the Rampton Road, cutting the corner in a diagonal line behind Longstanton House. This footpath provides attractive vistas across the fields to Grove Cottage and the trees and hedgerow enclosing the fields, which display prominent 'ridge and furrow' patterns.

8.4 The west side of Woodside is outside the Conservation Area and includes some hay barns and storage with an ugly gate at the entrance. Any development on this site could have a significant impact on the character of the Conservation Area.

8.5 Heading north along Woodside, the trees are the most striking feature that, in summer, allow only glimpses of the church and its spire. Near the junction however, the very fine C19 No. 2 Woodside becomes visible (map 2:A). This is of gault brick and slate and has good prominent bargeboards on its gable ends. The mature cypress trees in front of the house add a different shape and texture to the tree cover here.



No. 2 Woodside and All Saints Church

#### School Lane



View southwest along School Lane

8.6 Closest to the crossroads is the garage of No. 2 which is of similar materials to the main house and well-maintained. Turning the corner into School Lane is a neat bus shelter with a tiled roof. Whilst much of the boundary down along School Lane comprises a mature hedgeline, there is a length of fenceline which is not particularly attractive.

8.7 The north side of School Lane includes a very eclectic group of buildings. The former school is the most interesting (map 2:B). This mid-C19 building was converted to a house in the late C20 and has a slate mansard roof and walls of pink-painted render. The little lantern on the gable is an attractive

feature, the integral garage less so. Adjoining is a two-storey C19 house with white painted brick walls and a slate roof. Partly wrapping around this building is a low 1960s extension with gault brick walls a very boxy dormer and sweeping slate roof. The contrasting forms of the buildings are very apparent across the small green on the corner with the High Street.

#### High Street

8.8 A strong hedgeline defines the southwest side of High Street and leads to the buildings of Church Farm (map 2:C). The farmhouse is a C19 3-bay house of gault brick and with a slate roof. It is partly shielded from the street by an original wall with a tall hedge above. The farmhouse is linked to a converted barn, also of brick and slate and with the now glazed former cart opening prominent on the street frontage. It is a shame that the wide forecourt / footway is used for car parking which detracts from the building group.



Church Farm and barn

8.9 On the opposite side of the road is the original vicarage on the High Street (map 2:D), with a modern vicarage now built on the land behind. This is accessed next to a C19 cart shed of brick and slate, gable-end onto the street. The roof needs urgent attention. The open entrance gives a good view to the new rectory, which is of grey/yellow brick with a tiled roof. The mature trees frame the new building. The stub-column lighting is a little formal and it is a shame that parked cars dominate the foreground.

8.10 The former vicarage is an extremely fine building with its origins at least as far back as the C17. It was repaired in c1850 and enlarged twice in the early years of the C20. Today this complex gault brick building with red brick chimney stacks and clay tiled roofs forms an extremely attractive group with the adjacent church.



The former vicarage

8.11 The old vicarage has a low wall and iron railings but this gives way to a wall of mostly limestone around the church. Between the rectory and the first of the mature trees in the churchyard the fine west tower and limestone spire of All Saints Church rise up (map 2:2). The Grade II\* Listed church is mostly of the C14 and of fieldstones, clunch and local limestone with clay tiled roofs. As the corner into Rampton Road is turned, the south porch and south chapel, both C14 but restored in the C19, become prominent.



All Saints Church

8.12 The church is surrounded by an attractive wall, mostly of stone with some brickwork. The medieval stone churchyard cross also survives by the side of the path to the south porch (map 2:3). The churchyard contains some outstanding mature trees which contribute enormously to the setting of the church and the character of the Conservation Area.

#### Rampton Road



View southwest along Rampton Road

8.13 Opposite the church on Rampton Road is the Old Smithy. Despite the name, this building does not appear on the earliest Ordnance Survey maps and therefore cannot be older than the early years of the C20. It is of painted brick with a slate roof and large glass roofed porch. It is nicely surrounded by mature trees.

8.14 No other building directly fronts Rampton Road which beyond the church has very much a split personality. On the north side, there is a large grass verge at the entrance to the cul de sac called Nether Grove, and bungalows surrounded by modern fences, ornamental trees and manicured hedges. All this is outside the Conservation Area. The south side has natural hedgelines, large mature trees and attractive vistas across the open land to the southeast. This is very much a characteristic of the Conservation Area and is therefore included within the boundary.

8.15 The thatched roof of Grove Cottage is just visible across the open fields though its drive is lined with mature trees (map 2:E). Mature trees and hedgelines continue right up to the entrance to the Long Lane footpath. The piece of land on the corner of Rampton Road and Long Lane is also called Nether Grove and contains many mature trees and a large lake. The entrance gate off Long Lane is the only unattractive feature.  
 Insert: Vista of Grove Cottage

#### Long Lane



#### Long Lane

8.16 Long Lane itself is a very attractive tree-lined footpath which affords occasional glimpses across the open countryside. The trees on either side of the path are important in defining the path and are complemented by those which line the playing fields to the north.

8.17 At the southeast end of Long Lane views of the Toad Acres Caravan Park are less noteworthy. Beyond the Caravan Park on a bend in Mills Lane is a pair of attractive cottages: one thatched and rendered and L-shaped which probably dates to the C18 and one of brick and slate and of the C19 (map 2:F). On the opposite corner is another C19 house with painted walls and a slate roof which was originally a pair of cottages. The horse chestnut trees outside the thatched cottage make this a very pleasant little group on the bend in the lane.

#### Mills Lane

8.18 The open land between Mills Lane and St Michael's Lane and to the southeast of St Michael's Lane is very important to the landscape setting of the village. The long views across the paddocks give a great sense of space and the hedgerows and trees add considerable richness to the village.



#### Mills Lane

#### Golden Manor

8.19 The houses at the bottom of Mills Lane, and continuing into Woodside are all modern and are outside the boundary of the Conservation Area. However Golden Manor off Woodside is within the Conservation Area. Golden Manor was once a thatched cottage but is now a modern house of brick with a pantiled roof. It is on the site of Golden End, a small hamlet that once stood between the two churches. The hedge and trees along the east side of the road together with the tree belt to Thatcher's Wood opposite, make a positive contribution to the setting of the Conservation Area.

## 9.0 KEY CHARACTERISTICS OF THE CONSERVATION AREAS

9.1 Modest scale buildings of no more than 2 storeys plus attics.

9.2 Walling materials for traditional buildings include rendered timber frames, red-pink bricks, gault bricks (during and after the C19) with weatherboarding (for low-status and agricultural buildings). Traditional render colours tended to be earthy hues.

9.3 Traditionally longstraw thatch and clay plain tiles were the predominant roofing materials with clay pantiles used for low status and agricultural buildings. Welsh slate became popular during the C19 and is therefore relatively common.

9.4 Architectural Detailing includes tumbled brickwork on the gables of houses such as The Grange and ornate bargeboards on the C19 St Michael's vicarage. The latter contrast with the simple pointed eaves of earlier buildings. Fascia boards are not found on early buildings where

gutters tend to be fixed into the masonry on rise and fall brackets. Boxed eaves are similarly a modern feature which can appear clumsy when contrasted with traditional details.

**9.5 Windows and Doors** within the earliest cottages in the village included simple casement windows often subdivided into small panes. Horizontal sliding sash windows (Yorkshire sliders) still survive in humble cottages and to the rear of even quite grand houses. By the C19, sliding sashes were very common. The examples in the village are mostly relatively late C19 designs with quite large sheets of plate glass. Substantial houses have fine paneled doors. Earlier cottages and agricultural buildings can be seen with simple 'plank' doors.

**9.6 Boundaries** around high status buildings were generally of coursed stone rubble, field stones or brick. By the C19 brick with iron railings is found around larger buildings. The boundaries to more modest buildings are generally hedges or simple fences.

**9.7 The agricultural character** of the village survives due to the large areas of open land between the two churches and the presence of converted barns and other agricultural buildings within the heart of the village. Many of the fields display evidence of medieval ridge and furrow farming.

**9.8 Vistas** across the open fields are extremely characteristic of the village and a vital part of its setting. These usually allow views of mature trees and hedgerows which emphasise the rural nature of the village.

**9.9 Mature Trees** are exceptionally important to the setting of both churches and the character of the village as a whole. The heavily-treed grounds of the larger houses together with those around Nether Grove, lining the roads into the village from Rampton and Oakington and along Long Lane provide a gentle transition into the village from the open countryside, and form a virtual green wall around the village buildings when viewed from the open countryside around.

**9.10 The key spaces** within the village Conservation Areas are around the churches though they are very low-key and informal. Whilst there are fine more formal gardens surrounding some of the larger houses, with the exception of their mature trees, they are largely hidden from view.

**9.11 Grass verges** are very important to the character particular of St Michael's. They give a rural feel, soften the impact of the roadways

and provide some protection for the traditional buildings which are set close to the roadway edge.

**9.12 Traditional buildings** tend to be individually designed - there are no formal groups of buildings. This is in contrast with more modern houses built of similar style in small groups. Generally modern houses are set back further within their plots than their earlier neighbours which often sit on the edge of the roadway.

**9.13 A pleasing characteristic** of the older parts of Longstanton is that they are not dominated by road signs and other street clutter. The notable exception is the telegraph poles and wires.

## 10.0 PROPOSED MODIFICATIONS TO THE CONSERVATION AREA BOUNDARY

### Additions

**10.1 Long Lane** and the tree belt along its north-east side.

Long Lane is a delightful 'green lane' that runs down the north-east boundary of the Conservation Area. The lane, along with its enclosing hedgerows/tree belts, is fundamental to the setting of the adjacent fields with their 'ridge and furrow' patterns and should therefore be incorporated into the Conservation Area.

**10.2 The field south-east of Toad Acres Mobile Home Park** (also abutting Long Lane) together with the fields between Mills Lane and St Michael's Lane and the fields north of St Michael's Mount along with the intervening section of garden to No.43 St Michael's. Possible consideration to also include Toad Acres Mobile Home Park. These fields include some visible 'ridge and furrow' patterns and are important to the landscape setting of the village. The area includes a C19 building on the 'knuckle' of Mills Lane that once was a pair of cottages, constructed of painted brick walls under a slate roof. The Toad Acres Mobile Home Park would, logically, be included within the boundaries of a revised Conservation Area, but it would visually add nothing to the enlarged Conservation Area. However, any redevelopment of the site could have a significant impact on the Conservation Area and there might be some merit in including it and identifying it as a site for potential enhancement rather than leaving it as an 'island' within the extended Conservation Area.

**10.3 The trees immediately to the west and south of St Michael's Mount**, together with the hedgerows enclosing the road south west of St Michael's

Mount. These trees and hedges are important to the setting of the Conservation Area when approached from the south, while the small group of trees to the west of St Michael's Mount contribute both to the immediate setting of St Michael's Mount and the wider setting of the Conservation Area when viewed from the former airfield.

10.4 The tree belt between Thatcher's Wood and Woodside. This tree belt is visually very prominent and is important to the setting of the Conservation Area. It also effectively screens the housing in Thatcher's Wood from the Conservation Area.

### Removals

10.5 Nos. 10 and 12 St Michaels Lane. These are a pair of modern linked houses on the edge of the Conservation Area that contribute nothing to the setting of the Conservation Area. The boundary can be modified to exclude them without compromising any other parts of the Conservation Area.

10.6 Nos. 1 and 3 Wilson's Road. These are a pair of modern, deep plan, single storey dwellings on the edge of the Conservation Area that contribute nothing to the setting of the Conservation Area. The boundary can be modified to exclude them without compromising any other parts of the Conservation Area.

## 11.0 ENHANCEMENT OPPORTUNITIES

11.1 The two churches are the most important buildings within the conservation areas. St Michael's is now temporarily closed, though is well maintained by the Churches Conservation Trust. All Saints has also recently closed because of the need for repairs. It is vital that this building too is properly maintained, ideally as a place of worship.

11.2 Nos. 6 and 8 St Michael's Lane would benefit from sensitive renovation including repairs to the roof, the provision of more appropriate doors and re-render and repainting the building in more suitable materials and colours.

11.3 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.

11.4 A major enhancement opportunity would be the removal of telegraph poles and overhead wires. If wires could be run underground, this would significantly enhance the rural character of the village and remove skyline clutter. Care would need to be taken to ensure that there was no damage to tree roots when digging trenches for underground cables.

11.5 The small GRP substation adjacent to the Woodside entrance to Longstanton House is rather noticeable. Using a green enclosure rather than the buff finish would help the feature blend better with the surrounding foliage.

## 12.0 POLICIES TO PRESERVE THE CHARACTER OF THE AREA

12.1 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.

12.2 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 9 of this document sets out some of the key characteristics which need to be taken into account. The following will be important in determining whether a new development is acceptable:-

**Scale** - buildings should not normally exceed two storeys in height possibly with additional space provided within the roof. 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 especially if accommodation is to be provided within the roof. 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** - Longstanton has a relatively limited palette of materials with different types being more

suitable for buildings of particular types or scales. Care should be taken to ensure that, for example, high status materials such as stone are not used for deliberately low-key buildings.

**Colours** - traditional colours for paint and render in the village would have been subdued earthy tones. Encouragement should be given to ensure that very strident colours are not used in new developments to avoid them overdominating the traditional buildings of the village.

12.3 Boundaries are very important to the character of the village. Positive boundaries identified in this appraisal should be retained in good condition. Where new boundaries are proposed, care should be taken to ensure that they use appropriate materials and that very formal gates and walls are not considered for new properties. The village has a hierarchy of traditional buildings with only the churches, rectories and larger houses having formal boundaries. New

properties should not upset this hierarchy and use boundaries of an appropriately rural character.

12.4 The grass verges are especially important to the character particularly of St Michael's. The Council will work with the Highway Authority and statutory undertakers to ensure that verges are not removed or damaged. Where private drives cross over grass verges, owners will be encouraged to use bound gravel or other visually 'softer' materials rather than formal block paving or setts.

12.5 The Council will work with the Highway Authority and other statutory undertakers to reduce the visual impact of plant, road signs and other 'street furniture'. Where signs are needed, wherever possible they will be fixed to existing features rather than being pole-mounted. Appropriate designs and colours for street furniture will be encouraged and necessarily unattractive plant appropriately screened.

