



DODDINGTON
CONSERVATION AREA
APPRAISAL



OCTOBER 2011



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1. INTRODUCTION

- 1.1 Fenland District Council is committed to the stewardship and long-term sustainable management of Fenland's historic buildings and areas. It is the Council's strong belief that the physical survivals of the District's past should be protected and valued for their own sake and as part of our national, regional and local cultural heritage.
- 1.2 A Conservation Area is defined by law as being "an area of special architectural and historic interest the character and appearance of which it is desirable to preserve and enhance". In total 10 Conservation Areas are currently designated within the Fenland District.
- 1.3 Within Conservation Areas the '**permitted development rights**' as generally defined by the 1990 Town and Country Planning Act are more restricted and extra planning controls are in place to safeguard the character and appearance of Conservation Areas. An overview of the General Conservation Area Planning Regulations is given in **Appendix 1** of this document.
- 1.4 A Conservation Area was first designated in Doddington in August 1993. Please see **MAP A** for an illustration of the original Conservation Area Boundaries.



An aerial view of Doddington Conservation Area

- 1.5 The character of the Conservation Area is defined not only by its buildings, its historic evolution and wider agricultural Fenland setting, but also by its open & enclosed public & private spaces, trees, views and other features. Whilst every effort

has been made to ensure this document provides a comprehensive written character appraisal, no appraisal can ever be completely comprehensive and therefore the omission or reference to any particular building, view, feature or space within this document should not be taken to imply that it is therefore of no interest or significance.

- 1.6 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Fenland District Council is required to 'draw up and publish proposals for the preservation and enhancement' of areas that it considers worthy of protection because of their historical merit. The Act also places a duty on the Council to formulate proposals for their conservation. Once adopted, this document will become a 'material consideration' in all planning decisions within the Conservation Area and also for areas outside its boundary that might affect the Conservation Area's setting.
- 1.7 Adoption of this Doddington Conservation Area Appraisal would give the document status as a material consideration in the determination of all Planning, Conservation Area, Tree Preservation Order and Listed Building Consent Applications relating to the Doddington Conservation Area.
- 1.8 Doddington's Conservation Area boundaries have been reviewed as part of the wider Conservation Area analysis undertaken. Proposals for the extension of the original Conservation Area boundaries, which were originally drawn tightly around the areas of the village that contained the greatest predominance of historic Listed Buildings, are illustrated in **MAP A** and outlined in **Section 10**. Opportunities for enhancement of the Conservation Area are outlined in **Section 11**.
- 1.9 In addition to this document's statutory weighting in the planning system, the document will be a valuable point of reference on the management of the Conservation Area. This document will be of particular value to those individuals and organisations involved in making decisions affecting the Conservation Area; including the Parish Council, other statutory authorities, property owners and building professionals.
- 1.10 Conservation enquiries should be made via the Council Contact Centre on Tel: 01354 654321 or via email to conservation@fenland.gov.uk General advice on Conservation Areas, Urban Design and related matters can also be found on the Council website www.fenland.gov.uk .

2. DODDINGTON'S PARTICULAR SPECIAL INTEREST

- 2.1 Doddington is an ancient Fenland village that falls within the Fenland District of Cambridgeshire in the East of England. It lies east of Peterborough, north of Cambridge, south of The Wash and ninety miles from London.

LOCATION AND SETTING



Doddington Location Maps

- 2.2 Like most Fenland settlements Doddington is founded on an island of clay and loam rising out of the gravel bedded fen to about 25 feet above sea level. Such naturally occurring islands were the only grounds suitable for construction in the current Fenland District prior to the planned drainage of the fens that occurred mainly in the 17th Century.
- 2.3 Doddington's relationship to the waterways does not feature as significantly as other fen settlements, although the Sixteen Foot and Forty Foot drains do pass to the east and south of the Parish. To the edge of the Parish lies the main north-south route through the Fens (the A141) which links Wisbech and March in the North with Chatteris and the ancient city of Ely to the south.

VILLAGE MORPHOLOGY, PLAN FORM AND SPATIAL CHARACTERISTICS

- 2.4 The Doddington Conservation Area sits at the heart of the developed village, the developed area accounting for only a small percentage of the large Parish where the majority of land is arable farmed. The developed village core centres on the ancient church of St Mary, the spire of which is visible for miles.

- 2.5 The looped route formed by High Street, the current-day northerly stretch of New Street, Church Lane and Ingles Lane is known to have very early origins, dating back to at least 1680. The routes currently known as High Street, Ingles Lane, Church Lane, Benwick Road and New Street remain relatively little changed from when an estate survey map was commissioned by Thomas Waddington Esq. in 1770.



Extract From 1680 Parish Map



Extract From 1770 Estate Survey

- 2.6 The Conservation Area's distinct spatial characteristics and form are defined by the principal historic routes of Ingles Lane and Church Lane both converging at the ancient Church of St Mary nestled behind High Street to the north and New Street to the west. Benwick Road, a proposed extension to the Conservation Area, leads off in a north-westerly direction from the Clock Tower junction where High Street and New Street converge.
- 2.7 The boundaries of the fields surrounding the village are defined by man-made ditches. The natural flatness of the Fenland landscape results in dramatic wide expanses of sky in all long ranging views, broken up by the occasional cluster of trees, agricultural structures or the presence of modern wind turbines, several of which are now sited within the parish.
- 2.8 Arable farming and associated employment has played a defining role in the village's prosperity and growth over the centuries. Crops such as cereals and vegetables grow well in the rich dark fertile soil of the Parish.
- 2.9 Whilst the village was historically loosely developed, the agricultural prosperity Doddington enjoyed in the 19th and early 20th century led to residential developments within the village to house the local farming workforce and growing village population. Such development primarily occurred along the northern side of the High Street, the western side of New Street and the southern side of Benwick Road.
- 2.10 Within the last 50 years further extensive new residential developments have occurred, including Bevills Close, Eastalls Close, Waldens Close (accessed from Church Lane) and Thistledown (accessed from New Street). These developments

have served to further isolate the historic village core from its original historic context immediately adjacent to open farmland.

- 2.11 The amenities serving Doddington include a village school, medical centre, two public houses, several shops (including a Post Office) and some offices. The village is also served by two sports fields and two small parks.

3. HISTORICAL OVERVIEW

- 3.1 The original parish of Doddington included the hamlets of March, Benwick and Wimblington and covered an area of 37,801 acres. Historically it was one of the largest and richest parishes in England.
- 3.2 The manor of Doddington was obtained by the monastery at Ely on its foundation in the 11th century, and subsequently became one of the Bishop of Ely's principal residences. A survey of 1221 shows that the Manor had a demesne (home farm) of around 260 acres, including two parks, vaccaries, meadows and fisheries. The site of the former Bishops Palace exists at the current day Manor Farm, outside of the Conservation Area, and is statutorily protected as a **Scheduled Ancient Monument (Ref:33272)**.
- 3.3 Following a period of depression in the 14th Century, the Bishop's Palace was no longer in use as an official residence. In the late 15th century the original palace was leased out to the Peyton family before being officially alienated to the Crown in 1600 by Bishop Heton. Queen Elizabeth I subsequently granted Doddington's manorial rights to Sir John Peyton, one time Governor of Jersey and Guernsey.



St Mary's Church south elevation



St Mary's Church north elevation

- 3.4 The Grade II* listed church of St Mary, which is thought to stand on the site of an earlier Saxon church, dates primarily from the 13th century. Major modifications were undertaken in the 14th century, which included the nave arcades, tower, spire and south aisle. The south porch was added in the early 15th century, followed by extensive programmes of restoration in the 19th and 20th centuries. An oak framed Lych gate, erected in 1907 (Listed Grade II), marks the formal entrance into the churchyard.
- 3.5 The village war memorial stands within the churchyard and the Grade II Listed 14th century village cross, carved from Barnack limestone, is sited just beyond the churchyard wall.
- 3.6 A school was established in the village in 1790 following a bequest from a village squire called Lionel Walden. The current school building, which lies just outside of

the Conservation Area in the High Street, primarily dates from the 19th century and was extended sympathetically in the 1990's.

- 3.7 In 1838 the 'North Witchford Union Workhouse' was erected in the village along Benwick Road, just outside of the proposed revised Conservation Area boundary. The building was substantial and was capable of holding 283 inmates. Following closure as a workhouse it became an infirmary and was later taken over by the National Health Service. The original historic building was substantially demolished at the beginning of the twenty-first century. The original gatehouse which possessed some local architectural and historical interest, was demolished in 2009 to make way for further development.



Doddington School Belfry



14th Century Village

The survival of historic structures and features contributes markedly to Doddington's special historic interest.

- 3.8 Doddington brickyard was established in c.1840 to the north-eastern end of the village in Brickmakers Arms Lane, outside of the Conservation Area. At this brickyard gault clay bricks, used in the construction of several village buildings, were manufactured by hand. Mechanisation arrived at the brickyard in the late 19th century. Unfortunately the properties of the local clay rendered it unsuitable for making machine-made bricks and consequently the brickyard closed shortly after the switch to mechanisation occurred.
- 3.9 Manorial control in Doddington ended following the enclosure of the parish under the General Enclosure Act of 1845. In 1847 the parish of Doddington was much reduced in area following the separation of March, Benwick and Wimblington into individual parishes. Notwithstanding the abolition of the Manorial system the Peyton family continued to hold and manage the estate until the end of the 19th century.
- 3.10 In the late 19th century the village community celebrated Queen Victoria's diamond jubilee with the erection of the village Clock Tower. The structure is a tangible reminder of the prosperity the village enjoyed in the 19th century and its erection was testimony to the villager's civic pride and sense of community. The clock tower was

originally positioned at the centre of the junction. In the mid 19th century during highways improvement works the structure was moved to its current position.



Church Reading Rooms c. 1885



Clock Tower c. 1897



Methodist Chapel c. 1888

The red brick construction of these 19thC public buildings contrasts starkly with the Gault brick used predominantly in the village street-scene.

4. ARCHAEOLOGICAL OVERVIEW

- 4.1 Few prehistoric remains have been recorded in Doddington parish. The earliest recorded evidence is a perforated Mesolithic mace-head, found east of Manor Farm in 1969. Several unprovenanced Bronze Age finds have also been recorded, including a beaker pottery vessel, as well as a Late Bronze Age rapier and socketed axe-head. Moreover, excavations in 2005-6 along the March to Chatteris pipeline have provided evidence for Late Bronze Age burial activity in the area south of Manor Farm. A group of pits were recorded, which contained varying quantities of cremated human bone, charcoal fragments and pottery shards, suggested to be debris from funerary pyres in the vicinity. No Iron Age remains are known from the parish.
- 4.2 Evidence for Roman activity is equally sparse, although the exploitation of the northern end of March Island in the Roman period is well documented. Roman pottery was recovered from the “edge of Curf Fen” during the 19th century. An area of Roman settlement, identified through surface finds and occupation debris, is located on the skirt-land to the south west of the village at Primrose Hill. Several other Roman finds are also documented from the locality, including a 2nd century AD Roman coin hoard and later coins and pottery.
- 4.3 In addition to the aforementioned site of the former medieval Bishops Palace at Manor Farm, an undated crop-mark enclosure is recorded to the southwest of Manor Farm, and may represent evidence of further medieval activity.
- 4.4 Other archaeological remains in Doddington include the extensive remains of medieval field systems to the west of the village. A large area of well-preserved Midland-type ridge and furrow earthworks survive in Doddington Pocket Park, accessed from Newgate Street. Along the southwest parish boundary is the former site of St Bennett’s cross (later moved to Morley’s Farm), a boundary marker or cross shaft of probable late medieval date which marked the boundary between three parishes and ecclesiastical landholdings.



*Surviving Ridge and Furrow earthworks
in Doddington Pocket Park.*

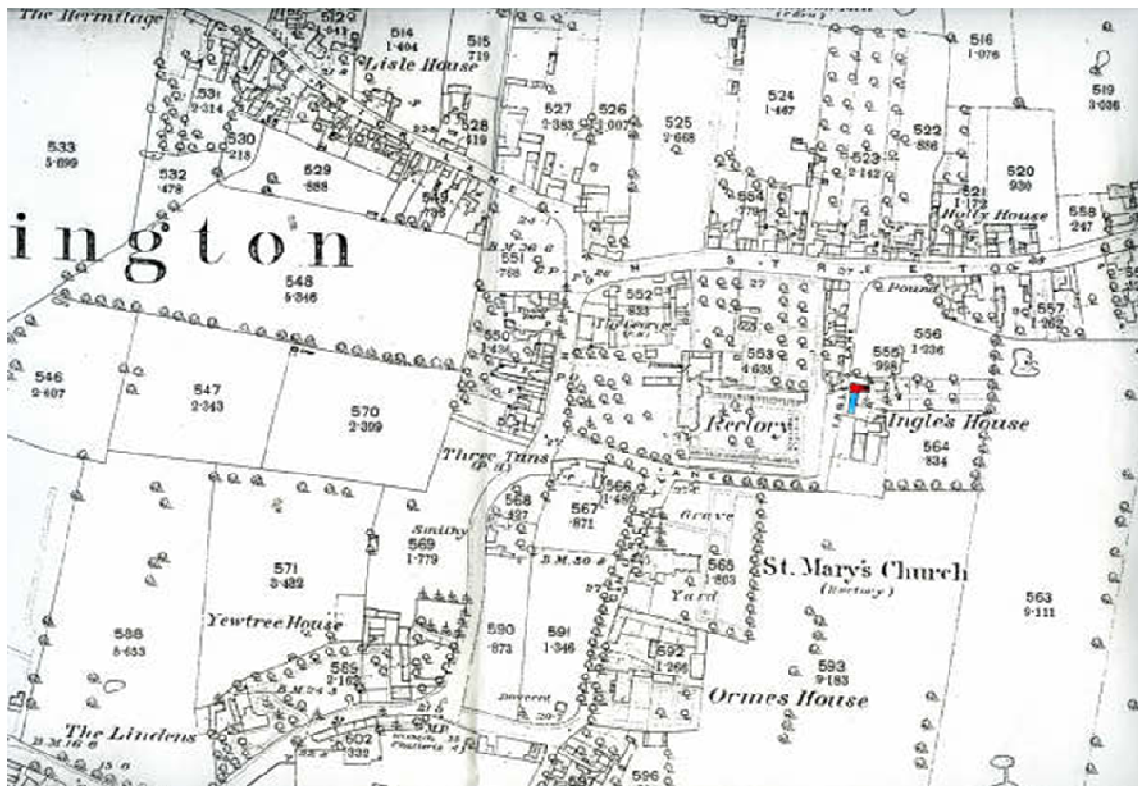
- 4.5 Doddington remained the principal settlement on March Island until the early 18th century, at which time it was superseded by the settlement at March. Limited post-medieval remains have been recorded in the parish. Excavations on Ingles Lane revealed a number of post-medieval pits, ditches and gullies, interpreted as features associated with the former ancillary buildings of Ingles House.
- 4.6 The information presented above regarding Doddington's Archaeological Significance was prepared by Cambridgeshire County Council's Archaeology Team and referenced from the extensive records held within the Cambridgeshire Historic Environment and Sites and Monuments Records at Shire Hall, Cambridge. Further information may be obtained at arch.her@cambridgeshire.gov.uk or online on the Heritage Gateway www.heritagegateway.org.uk

5. NATURAL FEATURES

- 5.1 Natural features within the Conservation Area make essential contributions to the special character and appearance of Doddington Conservation Area, not only in public places but on private land as well.
- 5.2 The Council will encourage the retention of established natural features such as indigenous trees and hedgerows in the interest of both visual amenity and protecting wildlife habitats.

TREES

- 5.3 In contrast to the typical surrounding Fenland landscape, tree coverage within the developed village is pleasantly dense and contributes significantly to the interest of the built environment. The dense tree coverage also enhances the setting of the village and enriches the quality of long-ranging views into the Conservation Area and wider village from the surrounding Fens.



The 1866 Ordinance Survey First Edition Survey Map of Doddington confirms that the presence of a high volume of trees, including farmed orchards, within the village has been an essential characteristic of the developed village and wider parish for well over 130 years.

- 5.4 Within the Conservation Area the interest and protection of certain individual and/or groups of trees is denoted by the provision of Tree Preservation Orders. Notwithstanding these specific preservation orders, general statutory protection is also afforded to **all trees** and **larger shrubs** within the Conservation Areas. Please refer to **MAP B** for an overview of the trees covered by Tree Preservation Orders within the Conservation Area. Further information in respect of the statutory protection afforded to **all trees** within the Conservation Area is given in **APPENDIX 1**.

HEDGEROWS AND OTHER NATURAL BOUNDARY TREATMENTS

- 5.5 As in most Fenland parishes there are relatively few historic hedgerows defining field boundaries in Doddington. However, the boundaries of several historic properties within the Conservation Area, including No.2 Ingles Lane and Doddington Hall, are defined by natural boundary hedges and mature planting.
- 5.6 Where present, natural boundary enclosures generally make essential contributions to the character and appearance of the Conservation Area and the loss of such features will, in principle, be resisted.



This established hedge in Ingles Lane contributes markedly to the lane's essentially rural character and appearance.

BIODIVERSITY & WILDLIFE

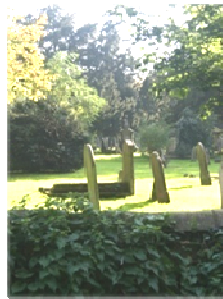
- 5.7 Whilst there are no designated Sites of Special Scientific Interest or County Wildlife sites within the parish a couple of protected species do exist. *Further information in respect of these can be obtained from The Cambridgeshire Biological Records Centre on Tel: 01954 713571*
- 5.8 The village's farmland and established copses, gardens, trees and hedgerows collectively afford vital habitats for common wildlife species.

6. DODDINGTON'S IMPORTANT OPEN SPACES

- 6.1 The existence of important open spaces (both public and private) within and immediately adjacent to the Conservation Area is notable and contributes markedly to the special character and appearance of the Conservation Area and its setting. Few of Fenland's villages still possess these undeveloped open spaces and they should be cherished for the contributions they make to the rural atmosphere of the village.
- 6.2 Whilst the character of some of the more notable Important Open Spaces is appraised below, the locations of all Important Open Spaces and verges within and immediately adjacent to the Conservation Area is highlighted on **MAP B**.

THE CHURCHYARD

- 6.3 Dense tree coverage exists in the historic churchyard. This is the main public open space within the Conservation Area. A late 20th century extension to the eastern side of the historic churchyard further enhances the spacious setting of the church.



Views of the Churchyard

ENCLOSED PASTURE/GRAZING LAND/MEADOWS.

- 6.4 Prior to the great expansion of the village housing stock between 1770 and 1910, the presence of enclosed pastureland within the village was an intrinsic characteristic of Doddington. Only two important surviving areas of undeveloped enclosed historic pastureland survive within the village today. These two surviving spaces, linked with No.2 Ingles Lane and No.2 Church Lane, should be protected in their current form as they contribute significantly to the settings of the associated listed buildings and the historic integrity, character and appearance of the wider Conservation Area.



Ingles Lane Meadow as viewed from High Street



Church Lane Meadow/Paddock

OPEN FARMLAND ADJOINING THE DEVELOPED VILLAGE

- 6.5 With the exception of the central parcel of land upon which Doddington Hall stands, a key aspect of Doddington's historic morphology was that the rear gardens of houses on the village's principle streets characteristically backed directly onto the surrounding open farmland. Today the only areas where this historic settlement pattern survives unchanged are west of New Street and north and south of Benwick Road. These parcels of open farmland, although generally outside the proposed extended Conservation Area boundaries, make essential contributions to the setting, integrity and special interest of the historic Conservation Area and are considered worthy of designation as Important Open Spaces.



Important views of the village and church across open farmland situated to the rear of the houses on the southern side of Benwick Road and the western side of New Street. Photograph taken from Benwick Road Recreation Field.

THE GARDENS & CAR PARKS ASSOCIATED WITH PUBLIC HOUSES

- 6.6 Although in private ownership, the beer garden associated with the Three Tuns Public House is considered to be an important green space that makes a clear contribution to the character and appearance of the area.
- 6.7 The open and undeveloped form of the two car parks associated with the George Public House and Three Tuns Public House also make an essential contribution to the established character and appearance of the street scene.



The Three Tuns Public House garden



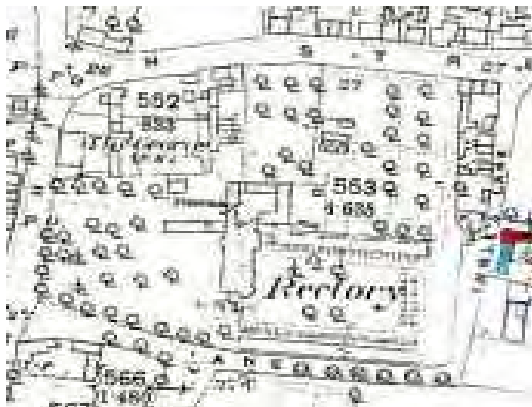
The Three Tuns Public House grassed car-park

PRIVATE RESIDENTIAL GARDENS

- 6.8 Although rarely designated as Important Open Spaces, private gardens within the Conservation Area illustrated on **MAP B** generally make an essential contribution to the character and appearance of the Conservation Area. There will be a general presumption in favour of the retention of private garden spaces which positively contribute to the appearance and grain of the Conservation Area and the setting of individual houses.

DODDINGTON HALL: ITS SETTING AND GARDENS

- 6.9 The extent of the original grounds of Grade II Listed Doddington Hall are worthy of special mention. When originally constructed as a Rectory in 1872, on the site of an earlier timber framed rectory, the hall and gardens dominated the island of land which lies at the centre of the village's road networks. The vast original gardens were enclosed in the main by brick boundary walls and included kitchen gardens and orchards to the northern and eastern sides of the hall. The size of the original gardens is now much reduced with sections sold off to allow for the erection of new dwellings fronting High Street and Ingles Lane post c.1920.



1886 Ordnance Survey Map Extract

These extracts from the 1886 and 1927 Ordnance Survey Maps of Doddington Parish clearly illustrate the vast scale of the original grounds associated with Doddington Hall (formerly the Parish Rectory).





1927 Ordnance Survey Map Extract.

6.10 Crucially, those areas of garden most important to the immediate setting of Doddington Hall, which run along New Street and Church Lane, remain linked with the hall today. The continued survival of the Hall's remaining extensive gardens is fundamental to the setting and status of the listed hall. The hall's remaining gardens constitute essential areas of open space within the village's historic core and complement the setting of the adjacent church and churchyard.

7. HISTORIC BUILDINGS & IMPORTANT VIEWS

LISTED BUILDINGS



Weavers Cottage, Church Lane.



Clock Tower, New St.



Doddington Hall, Church Lane.

- 7.1 There are 9 individually statutorily Listed buildings within the Doddington Conservation Area and a group of c.122, 18th and 19thC headstones in St Mary's Churchyard. All Listed Buildings are Grade II with the exception of St Mary's Church itself, which is Grade II*. The location of Listed Buildings is indicated on **MAP C** and a written schedule of the buildings presented in **APPENDIX 3**. The statutory list descriptions relating to each Listed Building are held by Fenland District Council. These are accessible online at:-
<http://www.fenland.gov.uk/ccm/content/planning/conservationlb/listedbuildings.en>

- 7.2 **IMPORTANT NOTE:** Listed buildings are legally protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the listing covers both the interior and exterior of the building and also any structure within the building's curtilage dating from before 1st July 1948 (such as boundary walls, barns, granaries, or any other outbuildings). Listed Building Consent is required for any alteration or change to a Listed Building which would affect the character of the listed building.

BUILDINGS OF LOCAL INTEREST



The Hermitage, Benwick Road



Village Fire-Engine House



No.10, New Street, Benwick Road

- 7.3 Within the Doddington Conservation Area 33 individual buildings have been identified as Buildings of Local Interest. These buildings have particular individual merit and contribute significantly to the character and appearance of the Conservation Area.
- 7.4 Doddington's original list of 'Buildings of Local Interest', has been augmented following a re-survey of the village. The locations of the Conservation Area's Buildings of Local Interest are indicated on **MAP C** and a written schedule of the buildings presented in **APPENDIX 4** alongside an overview of the criteria relating to the designation of Buildings of Local Interest.

LANDMARK BUILDINGS, IMPORTANT BOUNDARY WALLS & RAILINGS



The George public house



St Mary's Church



Historic Churchyard Boundary Walls

- 7.5 Within the Conservation Area a few Landmark Buildings have a dominant physical presence and make essential contributions to the village's character. Historic walls and railings also contribute significantly to the village's character. The locations of Landmark Buildings and the most important stretches of walls and railings are illustrated on **MAP C**. These buildings and structures are in some cases also categorised as Buildings of Local Interest or individually Listed Buildings.

PRINCIPLE VIEWS AND VISTAS



St Mary's Churchyard



High Street



Church Lane

A selection of Important Views from within the Conservation Area

- 7.6 Within the Conservation Area many important views and vistas have been identified as contributing to the special character, appearance, architectural and historical interest of the Conservation Area. These are illustrated on **MAP D**. Further detailed Information is also presented in respect of some views within 'The Street by Street Character Analysis' in **Section 8**.

8. CHARACTER ANALYSIS - STREET BY STREET OVERVIEW

INGLES LANE

- 8.1 Ingles Lane links the historic core with High Street and is a relatively short ancient lane with a straight linear course. The origin of the lane's name derives from the Ingle family who were historically key landowners and farmers in the village.



Ingles Lane Map Extract: NOT TO SCALE

- 8.2 Historic maps of the Parish confirm that the majority of the land to the western side of Ingles Lane historically comprised the original grounds of Doddington Hall. The narrow width of the carriageway and general absence of road markings along the lane's course contribute significantly to its rural character.



General views along Ingles Lane.

- 8.3 The large enclosed meadow associated with No.2 Ingles Lane, to the northern end of the lane on the eastern side, makes an essential contribution to the rural character of the Conservation Area and comprises an intrinsic part of the village's

historic local scene. The meadow, which also occupies High Street frontage, is still in active use and accommodates grazing livestock and poultry flocks.



Uninterrupted views through the meadow associated with No.2 Ingles Lane, gained from both High Street and Ingles Lane, are defining elements of the Conservation Area's character.

- 8.4 The simple old railings on the meadow's western boundary (bordering Ingles Lane) are screened in the main by an established hedgerow. The hedging and mature historic trees on the site afford the eastern side of the northern end of Ingles lane an open rural character, the appearance of which appears to have changed little for centuries. An absence of defined footpaths to the northern end of Ingles Lane reinforces the historic context of the lane.
- 8.5 Modern development to the southern end of Ingles lane (on its eastern side) and the expansion of the village school playing grounds has isolated the meadow from its original context set adjacent to open farmland.
- 8.6 With the exception of 18th century No.2 Ingles Lane, that is orientated with its facade overlooking the meadow, the ridge lines and gables of all the properties in Ingles lane run parallel to the carriageway.
- 8.7 To the western side of the lane two large detached dwellings known as 'The Rectory' and 'Derwent House' were erected in the last quarter of the twentieth century. The position of these dwellings, set back from the carriageway behind hedges and gardens, softens their impact.
- 8.8 The mature natural front boundary hedge to 'Derwent House' makes a positive contribution to the character of Ingles lane, having been sympathetically laid in line with the adjacent deteriorating historic corner stretch of Doddington Hall's original boundary wall.
- 8.9 Since the late 1990's Ingles Lane has seen the highest concentration of new residential development within the Conservation Area. Whilst much of the recent development has occurred within former garden plots, No.4 Ingles Lane was erected on the site of a former 17th century cottage lost to fire in 1998.



Nos.6-10 Ingles Lane

Nook & Cranny Cottages

No.4 Ingles Lane

Images of recent new sympathetic development in Ingles Lane.

- 8.10 The scale of the majority of the new development in Ingles Lane appears marginally overbearing, particularly in relation to the scale of the lane's surviving 18th Century farmhouse. The design and detailing of these new dwellings is also generally uncharacteristic of vernacular design and detailing in the village.
- 8.11 An absence of chimneys in the new developments or the presence of only small poorly proportioned chimneys, combined with the high eaves and ridge levels, negatively serves to increase the apparent bulk of these buildings and highlights their roof lines.
- 8.12 To the southern end of Ingles Lane the provision of hard-landscaped parking areas in front of some of the new dwellings and new pedestrian footpaths is visually obtrusive and at odds with the lane's historic form and grain.
- 8.13 The converted barn at the southern end of Ingles Lane features prominently in views from all directions.



The scale of the recently converted barn (believed built c.1920 by GJ Butcher) in Ingles Lane reflects the importance agriculture had within the village.

- 8.14 Whilst the residential conversion of the Ingles Lane barn (linked to the Harvest Close development) has secured a sustainable future for this large building, it is regrettable that the domestic paraphernalia introduced, such as high level utility boxes, detract from the building's simple agricultural appearance.

CHURCH LANE

- 8.15 Historic Maps confirm Church Lane to be an ancient route linking Ingles Lane and New Street to the historic core. With the exception of the Bishops Palace, it was within the northern stretch of Church Lane, at the heart of the village, that the parish's most celebrated and monumental examples of architecture, namely St Mary's Church and Doddington Hall (the former Rectory) were erected.
- 8.16 The area of Church Lane included within the original Conservation Area boundary runs in two directions. The northern stretch of the lane has a straight course on an east/west axis, linking Ingles Lane to New Street. The central stretch of the lane runs at right angles to the northern stretch of the lane on a north/south axis. The presence of limited road markings and street signage within Church Lane is positive and contributes to the preservation of the lane's essential rural character.



Church Lane Map Extract: NOT TO SCALE

- 8.17 The views of the church and spacious churchyard, as viewed entering Church Lane from Ingles Lane, are particularly impressive.



Westerly view along the northern stretch of Church Lane in winter.



Same view of Church Lane in summer.

- 8.18 In winter, when many of the lane's trees are leafless, panoramic views of the church and its setting prevail from the point where Church Lane meets Ingles Lane. In contrast the same views in summer are characterised by glimpses of the church and churchyard through dense canopies of mature trees.
- 8.19 The open views of the church and churchyard to the southern side of the northern stretch of Church Lane contrast starkly with the mature planting and brick walls that enclose Doddington Hall's boundaries on the opposite side of the lane. This relative contrast in the character of the two sides of the lane makes a positive contribution to the special character and appearance of the Conservation Area.



General westerly view along the northern stretch of Church Lane



General easterly view along the northern stretch of Church Lane

- 8.20 Doddington Hall's surviving gardens occupy almost the entire northern side of the northern stretch of Church Lane. The survival of the gardens to the rear and front of the Hall contributes significantly to the setting of the Listed Hall itself and enhances the rural character and appearance of Church Lane.
- 8.21 The gable of the Ingles Lane barn, now converted to housing, terminates the easterly view along the northern stretch of Church Lane and draws the eye along the course of the lane to the corner where Church Lane and Ingles Lane meet.
- 8.22 The historic churchyard originally backed directly onto open farmland before the erection of the Barratts Housing estate to its eastern & southern boundaries. Fortunately this new housing development is today screened visually from the churchyard by a row of mature trees. Despite the encroachment of modern development this area still has a pleasant and distinctive sense of place.



St Mary's Church enjoys a spacious setting within the historic churchyard

- 8.23 Many positive views exist within the churchyard and when looking into and out of the churchyard. In views through the well maintained churchyard the rows of historic monuments and gravestones, most of which are listed as a group, afford a rhythmic, ordered character to the essentially tranquil and natural space.



Above: An early 19thC chest tomb in Doddington churchyard (before and after restoration with a Fenland District council grant).



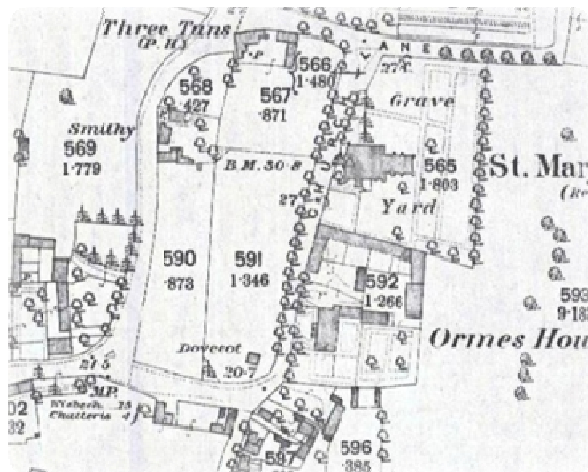
Historic boundary walls and dense tree canopies are extremely important components of the street scene in Church Lane.

- 8.24 The grassed verges to the southern side of the northern stretch of Church Lane act as an important visual and physical buffer between the walled churchyard and carriageway. These verges also soften the visual impact of the carriageway's hard surfacing.



At the heart of the historic core the gravel bonded Church car-park area and the grassed Three Tuns Public House car-park positively soften the harsh appearance of the wide T-junction linking the northern and central stretches of Church Lane.

- 8.25 The relatively narrow character of the central stretch of Church Lane is strongly emphasised by the enclosing effect of mature trees to both sides of the carriageway. The mature trees afford important vertical interest, complementing the church's prominent bell tower and spire whilst also enhancing the setting of the lane's residential dwellings.
- 8.26 In 1886 Ordnance survey map (below) shows that the western side of the central stretch of Church Lane comprised agricultural grazing lands set behind the rows of trees that still survive. The only building shown is the dovecote positioned at the end of the lane.



This extract from the 1st Edition 1886 Ordnance Survey Map of Doddington illustrates the historic undeveloped nature of the western side of the central stretch of Church Lane.

- 8.27 At the northern end of the central stretch of Church Lane stand two examples of new quality residential developments known as 'Sycamore House' and 'The Belfry'. These dwellings integrate relatively sensitively into the lane's historic character and their front boundary walls make a positive contribution to the definition of space at the T-junction. The scale of these dwellings opposite the church affords a suitable

visual bridge in the street-scene between the monumental scale of architecture at Doddington Hall and the Church and to the smaller scale residential dwellings that lie beyond.



Views of the northern end of the central stretch of Church Lane, featuring 'The Belfry', 'Sycamore House' and 'Doddington Hall'.

- 8.28 Imposing views of Doddington Hall and its gardens, framed by the Hall's gates and boundary walls, have changed little since the hall's original construction and make an essential contribution to the character and appearance of this part of the Conservation Area.
- 8.29 The western side of the central stretch of Church Lane, opposite the churchyard, is characterised by individual detached two storey properties sitting on generous plots. These dwellings share a common building line set back a third of the way into their gardens. The generous spacing between the individual houses enriches the character of the street scene by softening the effect of the built forms, particularly the setting of the adjacent church.



General views of the western side of the central stretch of Church Lane

- 8.30 In contrast to all other dwellings along the central stretch of Church Lane, which are orientated with their ridges and gables running parallel to the lane, Ivy Villa (c.1890) is orientated with its gable at right angles to the lane. Ivy Villa, by virtue of this orientation, would originally have enjoyed direct views out over extensive areas of grazing land that existed beyond its southern boundary.
- 8.31 No.1a Church Lane, a mock timber framed dwelling, was built within the former front gardens of Ivy Villa in c.1989. Whilst the loss of the spacious setting of Ivy Villa is

regrettable, the new dwelling's impact upon the street-scene is relatively neutral with it following the established building line.



No.3, Church Lane and its original outhouse survive with little or no external alterations since their original construction, probably in the 1930's.

- 8.32 The carriageway width along the central stretch of Church Lane converges along its course in a southerly direction, with defined public footpaths running along only the eastern side of this central stretch of Church Lane. The absence of footpaths to the western side of the lane makes an essential contribution to the preservation of the lane's historic character. The character and appearance of the central and southern most stretch of Church Lane is also greatly enhanced by the green verges bordering the carriageway.



Views along the eastern side of the central stretch of Church Lane

- 8.33 The eastern side of the central stretch of Church Lane, immediately adjoining the Churchyard, historically comprised a large courtyard farmyard complex linked with No.2 Church Lane 'Eastmoor House' (recorded as 'Ormes House' in the 1886 Ordnance Survey Map). With the exception of one large surviving brick built barn, which was sensitively converted to a dwelling in 2005, a couple of stables and some brick boundary walls, this farmyard complex was demolished to facilitate the construction of the access way to the Barratts Housing development comprising Bevills Close, Eastalls Close and Walden Close c.1970.

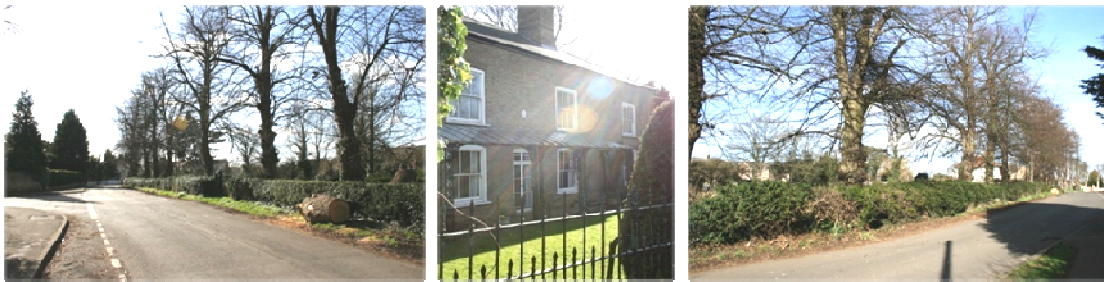
- 8.34 Severalls House was erected on the northern side of the new housing estate access road at the same time as the Barratts development, immediately adjacent to the southern churchyard boundary. Although built to a standardised design, the gault bricks used in the construction of Severalls House, its orientation parallel to the road, and its position set back within its plot, ensure it sits reasonably sympathetically alongside the Church and other dwellings in the lane.

- 8.35 Views of Shire Barn (historically associated with Eastmoor House), as gained when looking through the churchyard and via Eastalls Close, contribute to the special character and appearance of the Conservation Area. Shire Barn's continued survival also acts as an important tangible reminder of the presence of an extensive historic working farm at the heart of the village.



Shire Barn viewed from the Eastalls Close Junction. Shire Barn viewed through the churchyard

- 8.36 Grade II Listed Eastmoor House (No.2 Church Lane), positioned to the southern side of the Eastalls Close junction contributes significantly to the historic interest, character and appearance of this part of the Conservation Area. The farmhouse is believed to have been erected by one of the village's key farming and land-holding families and is set within fine gardens, bounded by high quality brick walls and historic iron railings which are topped by fine fleur-de-lys finials.
- 8.37 The enclosed corner paddock opposite Eastmoor House on the western side of the carriageway is an important historic open space within the Conservation Area. The survival of this important open space also contributes significantly to the setting of the Grade II Listed Farmhouse that stands opposite.



View of Church Lane Paddock looking south. Eastmoor Farmhouse. View of Church Lane Paddock looking north.

- 8.38 Weavers Cottage (No.4 Church Lane), a Grade II Listed brick and thatched cottage, contributes positively to the historic interest, character and appearance of the Conservation Area. This cottage is set back into its substantial plot and is orientated on a diagonal north-east/south-west axis. The existing dwelling represents a significantly altered and enlarged restoration of the original 17th century cottage that was damaged severely by fire in c1998.

- 8.39 Immediately south of Weavers Cottage, beyond the boundary of the Conservation Area, the course of Church Lane forks in two directions. The westerly curving stretch of carriageway runs alongside the southern boundary of the enclosed paddock, linking Church Lane with Newgate Street & New Street beyond. The southern-most stretch of Church Lane, which continues along the same axis as the central stretch, links the village core to the historic routes of Eastmoor Lane & Turf Fen Lane.

HIGH STREET

- 8.40 High Street has a wide and straight course which meets New Street to the west and connects Doddington to the neighbouring village of Wimblington to the north east via Wimblington Road. Only half of High Street falls within the Conservation Area boundary. The area of the High Street which falls within the Conservation Area boundary spans from the Clock Tower junction on both sides of the carriageway to a point just east of the Ingle Lane junction, including the northern boundary of the Ingles Lane meadow on the southern side of the street.



High Street map extract: NOT TO SCALE

- 8.41 The High Street frontage of the Ingles Lane meadow, bordered by historic iron railings, hedgerows and mature trees, is an important natural feature within the Conservation Area.
- 8.42 The views through the open meadow towards Ingles Lane and towards the historic core of the village, gained from High Street, make essential contributions to the character and interest of the Conservation Area.



The important surviving Ingles Lane Meadow reinforces the agricultural roots of the village.

- 8.43 The two modern detached replacement dwellings sited on the prominent corner plot adjacent to the High Street/Ingles Lane junction fail to harmonise with the vernacular character, scale and detailing of other High Street buildings.



High Street/ Ingles Lane Junction
Unbalanced window proportions, false eaves line gable details and an absence of chimneys give the facades of these new houses a starkly modern appearance.

- 8.44 Significant stretches of the original garden boundary walls to Doddington Hall, which stand between 8ft and 10ft in height, survive along the southern side of the High Street, visually enclosing the street. These walls make an essential contribution to the historic integrity, character and appearance of the Conservation Area and screen the late twentieth century dwellings that lie behind them.



Doddington Hall's historic garden walls are important components of the High Street street-scene.

- 8.45 The intensely developed northern side of the High Street contrasts markedly with the more loosely developed southern side of the High Street. This variation in development density makes an important contribution to the character and appearance of this part of the Conservation Area.



General views along High Street

- 8.46 Almost all of the High Street buildings share a common orientation with their ridges and gables running parallel to the carriageway.
- 8.47 Within the High Street a mix of detached houses, terraced groups and semi detached houses exist. This variety of building form contributes positively to the richness and visual interest of the established historic street scene.
- 8.48 With the exception of a handful of one-and-a-half storey period buildings and a couple of single pile L-shaped buildings, buildings fronting the High Street are predominantly of two storey rectangular double pile construction.
- 8.49 Buildings on the northern side of High Street are closely spaced and with few exceptions are sited either directly adjacent to or just behind the back edge of the footpath.
- 8.50 The colour of the building materials used in the original construction of buildings along High Street is relatively consistent, including the widespread use of locally sourced Gault & Cambridgeshire mix bricks alongside Welsh roof slates and clay pantiles. The coherence of building materials makes an essential contribution to the special architectural interest and quality of the Conservation Area.
- 8.51 The majority of buildings in High Street appear to have 19th or early 20th century origins, with only a few buildings appearing to have earlier origins. For example, the mansard roof to No.35 High Street and the forty five degree raised parapet 'tumbled brick gables' to No's.55 & 57 High Street suggest that these buildings have 18th century origins.
- 8.52 Whilst the current external quality of buildings within the High Street is relatively consistent, some individual buildings illustrated on **Map C** have been itemised as 'Buildings of Local Interest' and have retained more of their historic integrity and features than others.
- 8.53 No.45, High Street (below, next page, and right) is a rare survivor in that it has an "oak shingle" roof; ie roof tiles made of split oak. While 'shingles' were common in the 19thC, they were superseded by pantiles and slates, and this is the only known example remaining, not just in Doddington, but in Fenland.

Buildings of Local Interest in High Street



(ABOVE) No.45 High Street with its oak shingled roof.



No.69 High Street



Nos.55-57 High Street

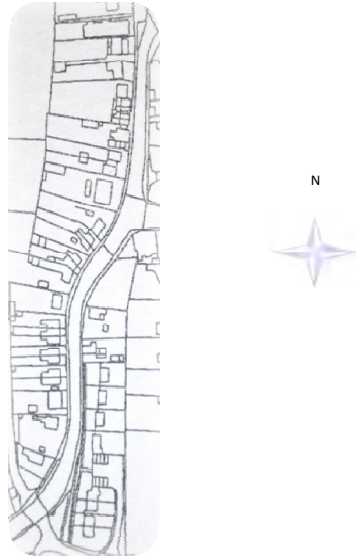
- 8.54 Many historic chimneys, which contribute to the architectural character of individual dwellings and also confer a rhythmic element of interest to the character of the street scene, survive along High Street.
- 8.55 The sustained absence of back-land development behind High Street, and the survival of undeveloped rear garden spaces, contributes to the important preservation of the setting of individual dwellings and the appearance and development of the Conservation Area.
- 8.56 Where small front gardens do exist along High Street these are characteristically surrounded by low level enclosures which vary in form and style. The physical presence of these boundary enclosures contributes positively to the definition of space within High Street and ensures that the character of High Street is maintained.



This narrow private track leading to the village's 19th-century Grade II Listed windmill interrupts the dense development pattern to the northern side of High Street. This track links High Street with the arable farmland to the north of the conservation area. (photo of windmill on p.63)

NEW STREET

- 8.57 The northern end of New Street comprises the Clock Tower junction where the village's three linear routes of High Street, Benwick Road and New Street converge. From the Clock Tower junction the street initially has a straight course running along a north/south axis and then gently curves in a south westerly direction towards the point where it links into Newgate Street.



New Street map extract: NOT TO SCALE

- 8.58 The Clock Tower junction, to the northern end of New Street, has a very wide sense of open space, hard landscaped in the main, which contrasts positively with the strong linear pattern of the tighter grain developments that radiate from it along the northern side of the High Street, the western side of New Street and the southern side of Benwick Road.



(LEFT) Clock Tower Junction from Benwick Road. (MIDDLE) Clock Tower Junction from High Street. Clock Tower (RIGHT) Junction from New Street.

- 8.59 Collectively the wide grass verges bordering the eastern and western sides of the Clock Tower junction and the presence of mature trees close to the junction (including those trees in the front garden of No.69 High Street and the prominent clipped yew trees bounding No's.1-5 New Street) softens the hard landscaping associated with the T-junction and adjacent unenclosed Public House car-park.
- 8.60 When standing at the Clock Tower junction the trees within the grounds of Doddington Hall and those within the wider historic core are prominent features, framing street-scene views and drawing the eye towards the historic centre.
- 8.61 The George Public House is a sizeable landmark building set on the spacious open corner plot directly opposite the Clock Tower junction at the northern end of New Street. The external appearance of the building has changed little over the last 100 years. In particular the survival of the building's original built form, timber windows and concealed roofline (set back behind a raised brick parapet) contributes significantly to this individual building's local architectural interest.



The George's large front car park and gardens make essential contributions to the open character and appearance of the Conservation Area.

- 8.62 The George's large unenclosed gravelled car-park directly abuts the pavement edge and spans the entire northern side of the plot's frontage. The open site contributes markedly to the important sense of open space that prevails in this part of the Conservation Area. The George's hanging pub sign, mounted on the north-eastern corner of the building, is an interesting traditional feature within the street scene.
- 8.63 The George's garden, which lies to the south east of the gravelled car park behind the eastern elevation of the Public House, is bounded on two sides by high historic Gault brick walls associated with Doddington Hall and the adjacent Church Rooms. These two lengths of period wall contribute markedly to the quality of the garden space and enriches the character and appearance of the Conservation Area.
- 8.64 Views of Doddington Hall's vast scale and prominent third floor gables, as seen across The George's open car park and garden, add valuable vertical architectural interest to the character appearance of this part of the Conservation Area and enrich the quality of views.
- 8.65 The Grade II Listed Clock Tower and Methodist Chapel c.1888, which stand on the western side of New Street, are attractive landmark buildings. The Clock Tower's features are particularly prominently in views along both New Street and High Street looking towards the junction with Benwick Road.



General views along the western side of New Street

- 8.66 The absence of back-land development along much of the western side of New Street defines the long-term boundary of the village and contributes positively to the Conservation Area's historic setting and character.



General views along the eastern side of the central stretch of New Street

- 8.67 To the eastern side of New Street, beyond the George Public House, the established building line steps back. This building line regression adds interest and variety to the street scene and also allows for impressive views of St Mary's Church to be gained through the front gardens of The Lodge and Doddington Hall.
- 8.68 Landscaped views of the Church of St Marys and Doddington Hall enrich the character of New Street and visually link New Street with the historic core of the village.



Important views of the Church of St Mary are afforded looking through the open gardens of The Lodge and Doddington Hall in New Street.



ABOVE AND BELOW: Grade II Listed Doddington Hall and important views into the site



- 8.69 The imposing scale and grandeur of the Grade II Listed Doddington Hall (c.1872), is apparent from outside the formal drive.



The view looking towards the southern stretch of New Street and its mainly solid-looking Mid 19thC houses, viewed from outside Doddington Hall.

- 8.70 Whilst the large expanse of tarmac, at the New Street/Church Lane junction dilutes the essentially linear character of New Street's central stretch, the Three Tuns Public House on the southern side of the junction and No.25 New Street (which stands opposite the Public House) re-frame the southerly view effectively drawing the eye beyond the junction to the final southern stretch of the Street.
- 8.71 On the western side of the road opposite the Doddington Hall entrance stand three modern infill developments (c.1990) which offer little interest in the street scene. Fortunately the use of a reasonably neutral construction materials and the position of the dwellings set back behind established front boundary hedges minimises their visual intrusion upon the wider historic scene.



The Three Tuns Public House (probably built around 1860's-1870's) is an important Local Landmark in New Street and is a Building of Local Interest.

8.72 The Three Tuns Public House garden is positioned prominently on the bend in New Street's, to the Eastern side, and is attractive and well maintained. Across and through this open space, at the beginning of the southern stretch of New Street, valuable visual links with the church beyond are maintained and contribute significantly to the sense of place within the Conservation Area. The single storey additions to the rear elevations of Church Lane fronting properties 'The Belfry' and 'Sycamore House' help to soften the mass of these large scale properties, looking across from the Three Tuns Public House gardens.



The Three Tuns Public House garden is a key open space in New Street.

8.73 To the South of the Three Tuns Public House stand No's.10 & 12, New Street. These dwellings are orientated with their ridgelines and gables at right angles to the road. Although now a single dwelling, No.10 New Street was originally a pair of humble 18th century mansard roofed rendered brick cottages with rear outshoots. The village Smithy was historically operated from the road fronting single storey wing of Ravens Cottage (now No.12 New Street).



(LEFT) No.10 New Street, a Building of Local Interest (probably 18th C) constitutes an interesting survival. No.12 (on the right) shows the remnants of the former farmhouse's rural setting with its open courtyard.

8.74 The character of the western side of the southern stretch of New Street is dominated by simple rectangular plan form dwellings, sharing a uniform building line and common orientation, mostly built in the 2nd and 3rd quarters of the 19thC, with their gables and ridges running parallel to the carriageway.



General Views of the western side of the southern stretch of New Street.

8.75 No's.25-53 New Street comprises a group of essentially architecturally unified detached and semi-detached dwellings, erected during the 19th century on former agricultural land. The majority of these properties, which collectively hold significant visual prominence in the Conservation Area, were built by the Dack and Yorke families who were linked with many speculative building developments in the village at this time.



The use of a closely matched gault bricks and uniform Welsh slate in the construction of Nos.25-53 New Street enhances the group value of these buildings and serves to highlight their quality.

- 8.76 The survival of many of the original broad chimney stacks to Nos.25-53 New Street is particularly notable and gives a degree of vertical interest to the street scene, reinforced by the dwellings' vertically proportioned window openings, designed to take vertically sliding sash windows.
- 8.77 To the detriment of the street scene's quality the majority of the original historic front boundary treatments to No's.25-53, New Street, which would have comprised iron railings mounted on dwarf brick walls, have sadly been lost.
- 8.78 The character of New Street and the setting of individual buildings has been detrimentally affected by the erection of the Thistledown development, immediately adjacent the Conservation Area (rear of Nos.37-57 New Street) in the early 21st century. The scale of the new dwellings erected in Thistledown and the dominant use of red-brick materials in their construction renders glimpses of this development - seen between the New Street houses - at odds with the materials generally used in the Conservation Area.
- 8.79 The views to the side and rear of No.35 New Street, out over historic open farmland, highlighted as an Important Open Space, are particularly notable and contribute to the historic sense of place within this part of the Conservation Area.



ABOVE: An important view to the side of No.35, New Street, looking out over open countryside. RIGHT: The outbuildings to the rear have some historic interest in their own right.

- 8.80 Beyond No.53, New Street (adjacent to the original Conservation Area boundary), stand No's.55 and 57 New Street; probably 1930's houses, which add interest of the general street-scene (below).



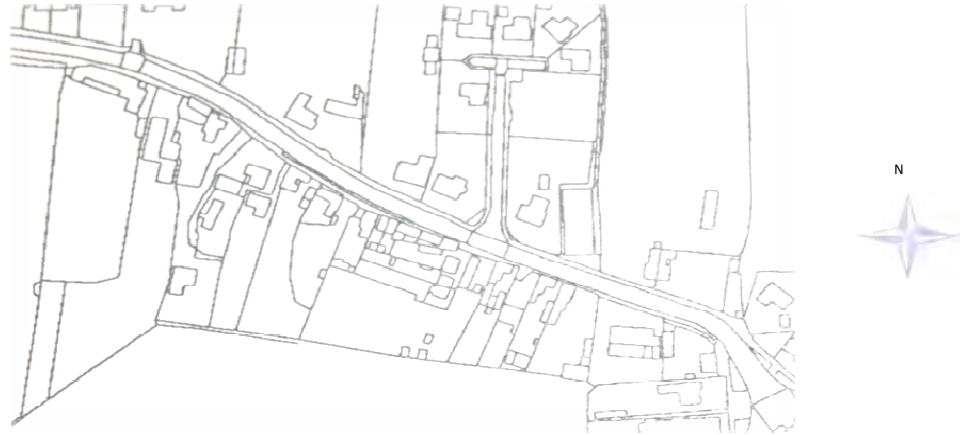
*No's.55 and 57, New Street retain some of their original character and detailing
No.55 is a Building of Local Interest.*



General view North of New Street showing No.55 on the left

BENWICK ROAD

- 8.81 Benwick Road (historically Benwick Lane), is approximately 3.9 miles long and runs from the Clock Tower junction in a north-westerly direction, linking the village to the neighbouring parish of Benwick. In contrast to the essentially straight and linear character of High Street, Benwick Road's course is varied, with several bends in its course.



Benwick Road map extract: NOT TO SCALE

- 8.82 A cluster of residential development occupies the easterly stretch of this road radiating from the village centre. Beyond the residentially developed section of Benwick Road only a handful of dwellings are set amidst the open farmland which the road dissects on route to Benwick.



General views of the initial stretch of Benwick Road leading from the Clock Tower junction.

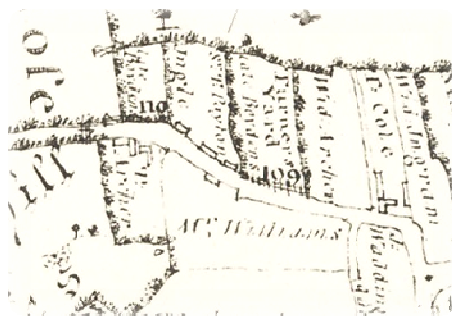
- 8.83 Benwick Road, leading from the village centre is adjacent to the Clock Tower junction and runs in a northerly direction. A fine mature Elm tree and the historic village Fire-Engine House Lock-up building conclude the northerly views as gained from New Street and the Clock Tower junction. This mature Elm features prominently in Easterly views along Benwick Road (above, left) and complements the many mature trees that stand in Benwick Road.
- 8.84 The corner site on the eastern side of the initial stretch of Benwick Road comprised gardens associated with No.69, High Street (house probably Early 19thC), with the land to the north and eastern side of Benwick Road having been open fields. Although just outside the conservation area, the character of this corner site was altered by the erection of 'The Angles' in c.1970 (shown below). The Angles' large mansard roof is particularly regrettable and detracts from historic character, grain and rhythm of the street scene at this point.



LEFT: The mature tree on the boundary between 'The Angles' and No.69 High Street, is a visually important green feature in the street-scene.

- 8.85 Opposite the Clock Tower, the village flag pole and two solid wood benches are set within a pleasant public garden seating area in the Eastern side of the initial stretch of Benwick Road. Both the flag pole and public seating area afford welcome focal points at the entrance to Benwick Road.
- 8.86 The presence of the substantial and generally well kept grassed verges bordering both sides of the initial stretch of Benwick Road enhances the appearance of the street scene and softens the impact of the wide expanses of tarmac associated with the broad funnel junction into Benwick Road.

Historic Maps of Benwick Road



An Extract from Thomas Waddington's Estate Survey Map of Doddington c.1770.



Extract from Doddington's 1886 Ordnance Survey Map.

- 8.87 Thomas Waddington's map of the Parish dated 1770 confirms that the individual plots to the northern side of the principle stretch of Benwick Road were loosely developed with the southern side of the principle stretch of the road mainly comprising undeveloped open land. By 1886, the character of the road had drastically changed, with many individual detached houses, terraces and semi-detached cottages being erected on former farmland to the southern side of the carriageway.

- 8.88 The principle stretch of Benwick Road is lined with many relatively unaltered period dwellings, the most notable examples of which are designated as Buildings of Local Interest and are identified on **MAP C**.

3 of the 9 notable 'Buildings of Local Interest' which enhance the historic character and appearance of Benwick Road.



The Hermitage, Benwick Road



No.11, Benwick Road



Fountain's Court, Benwick Road

- 8.89 The village Scout Hut lies on a prominent plot to the southern side of the principle stretch of Benwick Road, just beyond the Clock Tower junction with open agricultural land to the rear. Views to the side of the building looking out over the surrounding fenland landscape are important as they contribute positively to the special interest of this part of the village, visually linking the street-scene with the wider fenland landscape beyond.

- 8.90 The standardised utilitarian built form of the single-storey Scout Hall building, which is showing signs of deterioration, adds little of architectural interest to the quality of the Benwick Road street scene.



The Scout Hall, Benwick Road



No.4, Benwick Road



The Village Hall, Benwick Road

- 8.91 No.4, Benwick Road, a designated Building of Local Interest, stands immediately west of the Scout Hall and is a particularly fine example of an individually designed 19th century dwelling. The parterre box garden laid to the front of the dwelling also contributes positively to the character and appearance of the Conservation Area.

- 8.92 The Village Hall built c.2001 stands immediately opposite the Scout Hall and No.4, Benwick Road on the northern side of Benwick Road. Whilst the choice of brick used in the construction of the Village Hall is sensitive to the established historic palette of

clay gault bricks used in the village, the scale and detailing of the building, especially its relationship with the two neighbouring period houses, means that this example of new architecture sits heavily within the street scene.

- 8.93 On the southern side of Benwick Road, the survival of single-storey Late 19th/Early 20thC pitched-roof, brick outbuildings to the rear of dwellings fronting the road is notable and enriches the historic interest of the Conservation Area. The Southern side of the road has a large number of smaller, traditionally-built properties, mostly 18th-19th century. A few late 20thC infill developments to the southern side of the principle stretch of Benwick Road have infilled former commercial sites.
- 8.94 By contrast, the housing layout on the North side of Benwick Road is much more loosely developed. In the Late 20thC, several large houses were built including the formation of Oak Tree Close. Only No's.1, 3, and 11, Benwick Road (on the North side) are included in the Conservation Area boundary.

General Views along Benwick Road



Westerly view along the northern side of Benwick Road's principal stretch.



Westerly view along the southern side of Benwick Road, showing No's.1-3 in the foreground.



Easterly view along Benwick Road towards the High Street junction.

- 8.95 Open farmland exists to the rear of most properties on Benwick Road (the only modern backland development being at Oaktree Close). Important glimpses of farmland, viewed between properties, reveal the linear style of development outside the historic core of the village.
- 8.96 Dwellings to the southern side of Benwick Road are positioned either close to or on the back edge of the footpath. In contrast, dwellings to the northern side of the road are without exception positioned further from the carriageway, set back within their own spacious plots.



Benwick Road c.1915



Benwick Road c.2008.

ABOVE: With the exception of the loss of the original railings fronting No.11, Benwick Road, some trees and the formal delineation of carriageway and footpaths, Benwick Road's historic character is largely retained.

- 8.97 With the exception of The Hermitage and Fountains Court, which constitute prominent 19th century architectural statements, the relative uniformity of building scale and construction materials on the southern side of the principle stretch of Benwick Road gives the street a harmonising visual appeal and rhythm.



No.44, Benwick Road, a Building of Local Interest, enriches the architectural quality of the Benwick Road street-scene and is one of only three surviving dwellings in the village built of stone.

- 8.98 Although enclosed by walls, railings or hedges, views into the gardens of properties on the North side of the road, from the public domain, are important and in some cases visually link the village with the surrounding farmland beyond.



Gardens make an essential contribution to the character of the Conservation Area, with many of the gardens associated with Benwick Road properties being particularly large and notable.

- 8.99 Mature trees, many of which are within the spacious front gardens of properties located to the northern side of Benwick Road, are complemented by the survival of many substantial historic chimneys, giving vertical interest to the street scene.
- 8.100 The gardens associated with No.11, Benwick Road, a High Status farmhouse with late 18th century origins, are particularly notable. The house survives with much of its historic built form intact. In particular the tumbled brickwork gables (with iron letters applied - believed to represent the original farming family's initials), constitute interesting features and are reflective of the dwelling's original status. The special interest of No.11 is also enhanced by the survival of the original stable block to the side of the dwelling and the survival of other garden boundary walls and lesser outbuildings within its grounds.
- 8.101 Trees planted to the rear of the dwellings on the southern side of Benwick Road, although not immediately adjacent the public domain, make an essential contribution to the setting of Benwick Road and enhance the character of the high level views into this part of the village. These trees also enrich the long-range views into the Conservation Area from the south.
- 8.102 To the western end of the principle stretch of Benwick Road, immediately west of The Hermitage, and adjacent to the Conservation Area boundary, a field in agricultural use has recently been approved as an extension to the village cemetery. The designs of any future built forms would need to be sensitively considered to ensure that the rural nature of the site and setting of the adjacent buildings is suitably respected and conserved.



Immediately beyond the densely developed eastern stretch of Benwick Road, the scene reverts to an open fenland landscape.

9. BUILT ENVIRONMENT OVERVIEW

TRADITIONAL BUILDING FORMS

- 9.1 Whilst it is known that many timber-framed, early brick, thatched and rendered cottages would have stood in the village, this type of dwelling is no longer commonplace in Doddington. The village's last timber-framed, thatched and rendered dwelling of this type was No.4, Ingles Lane (a Grade II Listed 17th century cottage), which was sadly demolished following a devastating fire in 1998. A few one-and-a-half storey brick cottages erected between the late 17th century and the turn of the 19th century survive, including No.4, Church Lane (c.1679) and No.11, New Street, (c.18th).



Many of Doddington's traditional vernacular thatched cottages have been lost from the village over the last 100 years. LEFT: Photograph of the 45, High Street and adjoining Wool's Bakery (thatched building, now demolished), taken c.1920.

- 9.2 Historic dwellings erected in the village between the middle of the 18thC and the early 20th Century are predominantly two storeys with standard pitched gabled roofs. A handful of two storey hipped roof dwellings also exist.
- 9.3 Set amidst the traditional buildings that make up the majority of Doddington's building stock stand a few examples of higher status period buildings, the designs of which reflect nationally fashionable architectural trends. These buildings include amongst others; The Methodist Church in New Street, Doddington Hall in Church Lane, The Hermitage in Benwick Road and the Church Rooms and neighbouring The Lodge in New Street. The designs of all of these dwellings would have been professionally designed by skilled architects or draftsmen and many of the materials used in their construction would have been transported at high cost into the village, which would have confirmed the status, wealth and taste of the commissioner to the wider village community.
- 9.4 The presence of single storey outbuildings with standard pitched roofs, to the rear of dwellings was once commonplace. Sadly only a limited number of such buildings survive within the Conservation Area today. Where such outbuildings do survive they should be retained in recognition of the positive contribution they make to the historic interest and diversity of the Conservation Area and the setting of individual dwellings.

TRADITIONAL CONSTRUCTION MATERIALS

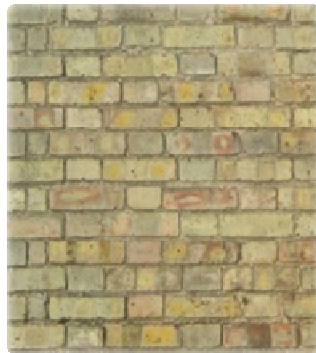
WALLS

- 9.5 Although there are a handful of properties constructed in stone, the majority of the village's surviving period dwellings are primarily of brick construction, with locally sourced and manufactured gault clay bricks being the most commonplace.

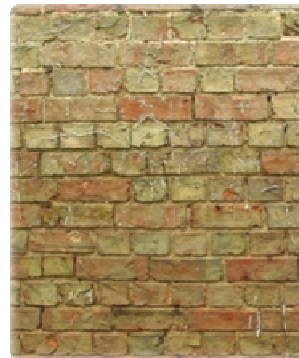


The widespread use of gault clay bricks within the village confers a strong degree of architectural harmony and uniformity upon the village and contributes markedly to Doddington's particular sense of place.

- 9.6 The majority of pre 1950 brickwork within the village is laid in either English Bond or Flemish Bond and bedded in light coloured lime based mortar which harmonises with the light colouring of locally sourced gault bricks. On many mid 19th century dwellings, English-bond brickwork was used on non-road-fronting elevations with more fashionable Flemish-bond brickwork laid on road fronting elevations. Although only stretcher bond is now used on new buildings (the bricks being laid lengthways), traditional English and Flemish bonds are more characteristic of the village and would be more characterful for future new developments within the Conservation Area.



Flemish Bond



English Bond

- 9.7 Much historic brickwork has been concealed by the addition of either external renders or painted finishes, in some cases with mock timber framing applied to external surfaces. Treatments such as this can be damaging to softer historic

brickwork and may cause “spalling” of the brickwork and damp issues internally. The palette of colours used today varies throughout the village. Neutral shades of off-white, cream and beige are most common and harmonise well with the pale gault brick that is most commonly found within the village.

- 9.8 Although a handful of high status buildings within the village are constructed of red brick and have mock timber framing applied externally, neither mock timber framing nor the use of red brick are common characteristics of Doddington’s traditional buildings. Red Brick and mock timber framing should be generally avoided where new developments in the Conservation Area are intended.

ROOFS

- 9.9 Although once commonplace in Doddington, thatched roofs currently survive on only five dwellings in the village. The steep pitched gable roofs (usually over 45 degrees) includes No’s.45, 55 and 57 High Street, and suggest that these properties (although the latter two now roofed with clay pan tiles) would also originally have been thatched. No.45, is clad in an oak “shingled” [split oak tile] roof, very rare.
- 9.10 Whilst locally manufactured gault mix traditional clay pantiles (scroll & shire profile) and clay peg tiles were also historically used in abundance within the village, relatively few examples of these vernacular roofing materials survive today.
- 9.11 From the mid 19th century onwards the use of hardwearing blue slate, transported from Wales via the railway system, became commonplace in the village. The widespread presence of natural slate roofs confers a sense of aesthetic uniformity on the wider character and appearance of the village.

ARCHITECTURAL DETAILS

- 9.12 Traditional hand-crafted architectural features often comprise the most obvious, visual elements of otherwise understated buildings. For example, the majority of the brick dwellings built in Doddington before the end the 19th century had a vertical emphasis to their design created by vertical sliding sash windows, solid panelled doors and substantial brick chimneys. Features such as stone date plaques and traditional cast iron rainwater goods also contribute significantly to the architectural quality of individual buildings.
- 9.13 Where historic and traditional architectural details and features survive these should be retained as they make essential contributions to the special interest of individual buildings and the wider special character and appearance of the Conservation Area.

DECORATIVE TIMBER EXTERNAL MOULDINGS & PORCHES

- 9.14 A range of simple timber architectural mouldings including eaves and verge boards, timber gable support brackets and surface applied faux timber frame boards make

essential contributions to the traditional character, historic integrity and appearance of numerous historic dwellings within the Conservation Area.

- 9.15 Timber porches are found in only a handful of Doddington's period properties. The presence of porches is therefore not a key characteristic of Doddington's historic street scene. However, where historic porches do survive they should be retained as they invariably make attractive additions to the street scene.

WINDOWS & DOORS

- 9.16 The windows of historic and traditional buildings in Doddington most commonly have a vertical emphasis due to the widespread historic use of vertically sliding sash windows of differing proportions and styles. A few other forms of original glazing styles including simple flush fitting casements and a few horizontally sliding sash windows survive and should also be retained where present.

- 9.17 Doors in older traditional properties were generally simply constructed "ledged and braced" designs. The use of panelled doors became more common in the village from the mid 18th century onwards. Whilst six-panelled doors are used most commonly in the village, four-panelled doors - made from the Victorian period - often with glazed upper panels, also prevail. Where historic doors survive in Doddington's period properties these should be retained.



Examples of 18th and 19thC window and door styles in Doddington.

- 9.18 The historic integrity of period buildings within the Conservation Area has been degraded by the introduction of poorly designed modern replacement doors and windows. These replacements are often at odds with the traditional concepts of

“design, proportion and scale”. In many cases the original windows have been maintained and continue to contribute to the character of the street scene.

- 9.19 The use of brown stain finishes on wooden windows and doors is not historically accurate and is at odds with the established character and appearance of the Conservation Area and should therefore be avoided. Traditionally, stained finished (which were usually on cheaper pine woods) were intended to mimic expensive woods and were given a “grained” effect using feathers.
- 9.20 Modern UPVC framed windows have a negative impact upon the character and appearance of historic buildings. As a general rule the introduction of thick profile off-the-shelf UPVC double glazed windows and doors is not considered appropriate for a Conservation Area and has a negative impact on its historic interest. uPVC windows suffer from a lack of proper moulding details, traditional proportions and slender glazing bars, and as a result appear poorly unsympathetic. (A useful guide to sustainable alternatives to uPVC can be found in the Appendix of this document)

DECORATIVE BRICKWORK & STONEMWORK

- 9.21 Windows and doors in Doddington’s traditional buildings are characteristically set back from the face of buildings underneath natural stone lintels or decorative segmental splayed gauged brick arches. Whilst the use of other decorative contrasting brickwork and stonework detailing is not a common characteristic in the village, its restrained use in period buildings including No’s.25-53 New Street and No.4, Benwick Road makes the street scene more attractive. Stone name and date plaques are common features in the village and add interest.
- 9.22 Tumbled brickwork, a traditional detail to gable copings, is found in a limited number of brick buildings including No.2, Ingles Lane and No.11, Benwick Road. Whilst dentil eaves courses exist in some instances, ornamental details are generally understated.





ABOVE: Examples of decorative brickwork, terracotta and stonework.

CHIMNEYS

- 9.23 The survival of many substantial chimneys and clay chimney pots on period dwellings makes an essential contribution to the architectural interest of individual buildings and the wider streetscene in general. These functional and decorative items we always intended to be highly visible features; the number of chimney stacks and chimney pots would have been a reflection of the wealth of the owner – each chimney pot lead to a fireplace and the greater the number of fireplaces, the greater the wealth of the owner.



Well proportioned substantial chimneys of varying styles make essential contributions to the character of the Conservation Area.

- 9.24 In new developments poorly scaled chimneys have often been added in an attempt to reflect the established architectural character of the village. In most circumstances these additions read as token gestures rather than architectural statements and are undermined by the solid, well proportioned chimneystacks that grace most period properties in the village.

BOUNDARY WALLS AND OTHER MEANS OF SITE & LAND ENCLOSURE

- 9.25 The survival of historic brick boundary walls of differing styles and new, high quality well proportioned modern walls within the Conservation Area make an essential contribution to the character of the Conservation Area. Where extant, historic walls enrich the appearance of the street scene and enhance the setting of individual buildings. Boundary walls and railings, worthy of particular retention, are marked on **MAP C** in the Appendix of this document.



Brick boundary walls, of varying styles, constitute important architectural features in the Conservation Area

REPAIR WORKS TO HISTORIC BUILDINGS AND STRUCTURES

- 9.26 Every effort should be made to retain and repair period architectural features and retain and reuse traditional materials rather than replace them.
- 9.27 Where traditional construction materials require replacement, in the interests of preserving the special character and appearance of individual buildings and their settings, closely matched traditional materials should be sourced and reintroduced.
- 9.28 Specialist professional advice relating to the repair, upkeep and management of historic buildings is available from the Conservation Officer. General advice on the repair and maintenance of period properties, both listed and unlisted, is also available online from both www.spab.org.uk and www.english-heritage.org.uk. (further contact details for heritage organisations can be found at the rear of this document).

IMPORTANT NOTE REGARDING LISTED BUILDINGS

- 9.29 Listed Building Consent is required for any alteration or change to a Listed Building which affects the character of the Listed Building which can in some cases include certain repair works. It is therefore recommended that contact is made with the District Council to discuss the acceptability of any proposed repair works to Listed Buildings prior to their commencement. Failure to obtain formal Listed Building Consent where legally required constitutes a criminal offence.

NEW DEVELOPMENT

- 9.30 All forms of new development within a Conservation Area should “preserve or enhance” the character of the area and should be designed to a high standard in order to visually integrate with the character of the particular site, its immediate locality and the wider Conservation Area.

- 9.31 New developments in Conservation Areas should generally be constructed using materials typical of the area and should reflect the scale, form, massing and detailing of the Conservation Area's established historic built environment. A high quality of design and execution is expected during the design and construction process.
- 9.32 Anyone contemplating development within a Conservation Area is encouraged to familiarise themselves with PPS5 "Planning for the Historic Environment" and the Council's Conservation policies and consult the Council's Planning Department in order to determine whether any Planning permissions are required for the works proposed. Please note that at the time of writing, the Council does not charge for providing pre-application advice regarding Planning proposals; however, this may change.

10. GENERAL OPPORTUNITIES FOR ENHANCEMENT OF THE CONSERVATION AREA.

The Public Realm

- 10.1 Prolific overhead cabling within the Conservation Area adversely affects the character of the street scene, particularly on High Street and around the Clock Tower junction. The District Council would therefore encourage a more sensitive, comprehensive scheme for the future underground re-routing of overhead cables should the opportunity arise.
- 10.2 The design of the modern street lighting, introduced within the Conservation Area, is not sensitive and many un-coordinated designs now exist. Should the opportunity arise, the introduction of less visually intrusive street lighting, designed and scaled to complement the character of the historic village, should be implemented.
- 10.3 The surfaces of the majority of public footpaths within the village are relatively poor and uneven, following numerous utility works. Proposals to resurface the village's pedestrian footpaths would, in principle be encouraged should the opportunity arise.
- 10.4 Replacement of existing features such as highway signage or street furniture should always be carefully considered and designed. Efforts should always be made to minimise visual clutter and ensure the design, detailing and siting of any addition minimises its visual intrusion on the character and appearance of the Conservation Area.

Traditional Architectural Features and Materials

- 10.5 The historic character and interest of many of Doddington's period properties has been undermined by unsympathetic alterations to building facades, primarily the removal of historic windows and doors and the introduction of either standardised UPVC units or other poorly proportioned timber units. The District Council would therefore encourage the reintroduction of suitably detailed traditional timber sash or casement windows and timber doors to historic properties should the opportunity for change arise.
- 10.6 The District Council would encourage the reintroduction of appropriate traditional roofing materials such as plain clay, pantile or slate tiles where incongruous and unattractive modern materials (such as concrete and asbestos) have been introduced. The removal of modern faux-stone or concrete cladding to brick buildings, which is historically inappropriate, would also be recommended where practicable.

Boundary Treatments

- 10.7 Within the Conservation Area several stretches of historic walls and railings, including the original railings to the Church Rooms, have regrettably been removed.

The loss of such features dilutes the architectural quality of individual buildings and detracts from the quality and historic interest of the street scene.

- 10.8 Modern, poorly proportioned and standardised boundary treatments, including incongruous close boarded fencing and poorly proportioned railings, generally fail to complement the character and appearance of both the wider Conservation Area and the individual buildings that they encompass. Proposals for the reinstatement of traditional boundary treatments would in principle be encouraged by the District Council, subject to detailing and any required permissions.

Satellite dishes

- 10.9 The introduction of satellite dishes to road fronting elevations in a Conservation Area may require planning permission (dependent on size). The District Council would encourage owners to resite visually intrusive satellite dishes mounted on road-fronting elevations to less visible positions. Often satellite dishes can be located on poles in rear gardens where less work is required and they are unseen from the road.

Commercial Buildings

- 11.10 The gloss finish, oversized rigid plastic and/or metal fascia signs fixed to commercial buildings in the Conservation Area, (with the exception of the George Public House), are visually prominent and neither complement nor enhance the traditional architectural proportions, character and detailing of the buildings to which they are attached. The replacement of these standard signs with more traditionally designed signs would be beneficial.
- 11.11 The removal of other visually intrusive additions to commercial buildings such as fabric window canopies and widespread prominent window advertisements would also be desirable should the opportunity arise and would enhance the appearance of the individual buildings and wider street scene.

SITE SPECIFIC ENHANCEMENT OPPORTUNITIES

11.12 *INGLES LANE*

- (i) The District Council would encourage the planting of additional trees to either side of the Harvest Close access carriageway and along the front boundary of the converted barn in order to soften this development's harsh visual impact.
- (ii) The corner section of Doddington Hall's 19thC brick boundary wall that survives at the southern end of Ingles Lane, leading into Church Lane, has damaged capstones, eroded pointing and spalling bricks and would therefore benefit from a scheme of sensitive maintenance and repair to secure its long term survival.
- (iii) The repair of the deteriorating sections of historic railings enclosing the Ingles Lane meadow would, in principle, be welcomed.

11.13 CHURCH LANE

- (i) The churchyard boundary walls and stretches of Doddington Hall boundary walls, gate piers and copings have fallen into a poor state of repair. A comprehensive scheme for their repair would be encouraged.
- (ii) The appearance and character of the historic core is eroded by the presence of modern close-boarded wooden fencing to the southern boundary of Doddington Hall and the northern boundary of Sycamore House. The future replacement of this wooden fencing with either indigenous hedgerow or appropriately detailed and constructed brick boundary walls would be desirable.



Incongruous close boarded boundary fences in the historic core.

- (iii) The re-introduction of native tree species to the road-side perimeter of the Three Tuns Public House car park boundary, would be valuable and would enhance the visual interest and character of the space, linking it with the pleasantly dense tree coverage that prevails generally in the Lane. Such planting would also serve to further enhance the setting of adjacent buildings.
- (iv) The stark appearance of the two recently built dwellings known as 'The Belfry' and 'Sycamore House' would be softened by the planting of several new sycamore/lime trees to the front boundaries of these two properties, in line with other existing mature specimens in the lane.
- (v) Within the churchyard a number of the group-listed gravestones and chest tombs require a scheme of repair and conservation to secure their long-term survival. One chest tomb has recently been restored (2010) with FDC grant funding.
- (vi) The Church Lane metal street sign, mounted on two steel posts to the eastern side of the Three Tuns Public House carpark sits incongruously within the street scene and has been damaged by a vehicular collision. The replacement of this standard sign with a more sensitively designed sign mounted on wooden posts would be more appropriate in this historic setting.

- (vii) The eastern boundary of the Church Lane enclosed paddock is in a poor condition. The deteriorating metal fencing panels currently forming the boundary detract from the special interest of the undeveloped site and the wider character of the Conservation Area. The re-establishment of a traditional native hedge along the perimeter of this site would therefore be welcomed and would offer significant enhancement.



The deteriorating Church Lane Paddock boundary.

11.14 **HIGH STREET**

- (i) The removal of the deteriorating former fruit and vegetable stall structure to the northern boundary of the Ingles Lane meadow and the refurbishment of the iron railings to the northern boundary of the meadow would be desirable.



The deteriorating former fruit stall structure detracts from the open views through the Ingles Lane Meadow from High Street.

- (ii) The condition of most stretches of Doddington Hall's historic boundary walls which run along the southern side of the High Street is now deteriorating and would benefit from a programme of sensitive repair.



Stretches of Doddington Hall's original boundary walls in need of repair



Incongruous modern features to the southern side of High Street

- (iii) To the southern side of High Street the public telephone kiosk, large scale street signage and bus stop, and other pole mounted public signs are incongruous additions which dilute the quality of the street-scene. The re-siting of the telephone kiosk and replacement of the visually dominant street signs with fewer and more sympathetic examples would be desirable, following guidance found in the English Heritage document, *Streets for All* (2005).
- (iv) The bright green paint finish applied to the exterior of the Costcutter Store shop-front is unsympathetic to the character of the area. The re-painting of this building with a more traditional colour scheme would therefore be desirable. Victorian shop-front decorative paint schemes were usually in much darker, subdued colour schemes.



Costcutter Store, 41a, High Street

- (v) The Grade II Listed windmill (photo below), which stands at the rear of 61, High Street, at the end of a narrow track (just outside of the Conservation Area boundary, but worthy of note), has fallen into a state of disrepair. One of only 3 known surviving windmills in Fenland, the Council is encouraging the owner to undertake much needed re-roofing and structural repairs.



Doddington windmill



No.37/39 High Street

- (vi) No.37/39 High Street, on the northern side of High Street, comprises a flat-roofed single storey building. The form of this building, its signage and shop-front relate poorly in design and scale to the established character and pattern of development within High Street. The appearance of the existing building could be significantly enhanced by a traditional gabled roof. Alternatively, a scheme to re-develop this site could enhance the appearance of High Street considerably.
- (vii) The introduction of a sensitively designed traditional shop-front to the Doddington Newsagents would afford a positive opportunity to rationalise the existing signage and could positively enhance the quality of the street scene.



Doddington Newsagents, High Street

11.15 **NEW STREET**

- (i) Whilst The George Public House car park contributes markedly to the important sense of open space that prevails at the Clock Tower junction, the visual impact of the car park could be softened by planting an indigenous hedge around its perimeter.
- (ii) The historic walls around The George Public House's garden, historically linked with Doddington Hall and the Church Reading Rooms, have fallen into a poor state of repair and would benefit from a programme of sensitive repair in the near future.



Sensitive repairs are needed to the stretch of wall between The George Public House and Church Rooms.

- (iii) The setting of the Church Rooms and the wider character and appearance of the Conservation Area would be greatly enhanced should the opportunity arise to reintroduce traditional railings to the front boundary of this site.
- (iv) The character and appearance of New Street would be greatly enhanced by the future reinstatement of traditional boundary treatments to the front of No's.25-53 New Street.

11.16 **BENWICK ROAD**

- (i) The appearance of the electricity compound site (below), located immediately west of the village Fire-engine House Lock-up (a Building of Local Interest), could be substantially softened (if not entirely concealed) by the introduction of an indigenous hedgerow bordering Benwick Road.



Electricity Compound site fronting Benwick Road.

- (ii) The two illuminated traffic bollards sited on the central traffic island at the Clock Tower junction detract from the historic character and appearance of this part of the Conservation Area. The replacement of these unattractive plastic bollards with a more sympathetic design would enhance the appearance of this prominent junction.



Incongruous rigid plastic illuminated bollards at the Clock Tower Junction.

- (iii) The District Council would encourage the owners of No.10, Benwick Road (a former cycle shop), which appears in a poor state of repair, to initiate a much needed programme of repair to improve its appearance in the street scene (below).



No. 10, Benwick Road.

APPENDIX 1:

CONSERVATION AREA PLANNING REGULATIONS

Minor Developments

- (i) Conservation Area designation means that all residents of Conservation Areas will have to obtain permission from the District Council for some minor developments for which planning permission would not normally be required (known as “permitted development”), such as external cladding; changes to road fronting boundary treatments over 1metre in height; changes to non road fronting boundaries over 2metres in height; and the erection of satellite dishes which are visible from the street.
- (ii) The cubic capacity allowed in respect of “permitted development” is also reduced within the Conservation Area. There are additional controls relating to some small new developments within the grounds of existing buildings, including the erection of some small buildings such as greenhouses, garden sheds, summerhouses and carports.

Demolition of Existing Buildings

- (iii) Applications to totally or substantially demolish any building within a Conservation Area must be made to the Local Planning Authority. There will be a general presumption against the demolition of buildings that make a positive contribution towards the character and appearance of a Conservation Area. A structural survey showing the building to be beyond retention would be required, along with an application for Conservation Area consent.

Protection of Trees

- (iv) Conservation Area designation does not only affect the built environment but also trees, which make essential contributions to the character of the local environment. Within a Conservation Area anyone proposing to cut-down, top or lop a tree with branches 75mm or more in diameter and 1.2 metres above ground is required to serve the Local Authority with 6 weeks written notice of the works proposed. During the 6 week period the authority will assess the value and contribution the tree makes to the character of the area and if protection is judged necessary against any proposed works, a Tree Preservation Order may be implemented.

For further information regarding tree works in Conservation Areas please contact the Council’s Arboricultural Officer via the District Council Contact Centre Tel: 01354 654321.

Protection of Listed Buildings

Listed Building Consent is required for all works which affect the historic or architectural interest of a Listed building – this includes the interior, exterior or any curtilage building constructed before 1st July 1948 (such as barns, granaries, outbuildings, even walls or railings forming boundary treatments). For further advice contact the Conservation Officer, on 01354 654321.

APPENDIX 2:

PLANNING POLICY FRAMEWORK OVERVIEW

- (i) The Planning (Listed Building and Conservation Area) Act 1990 is the Governmental Act that sets out the legal process of assessment, definition or revision of boundaries and formulation of proposals for Conservation Areas as well as the identification and protection of Listed Buildings.
- (ii) Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Fenland District Council is required to 'draw up and publish proposals for the preservation and enhancement' of areas that it considers worthy of protection because of their historical merit. The Act also places a duty on the Council to formulate proposals for their conservation. Once adopted, this document will become a 'material consideration' in all planning decisions within the Conservation Area and also for areas outside its boundary that might affect the Conservation Area's setting.
- (iii) Planning Policy Statement 5 (PPS5), 'Planning for the Historic Environment' lays out government policies for the identification and protection of historic buildings, Conservation Areas, Archaeological sites, protected ship wrecks and other elements of the historic environment. It explains the role of the planning system in their protection. PPS5 can be viewed and downloaded in full from www.planningportal.gov.uk. It provides a valuable point of reference for all concerned in conservation matters including local and other public authorities, property owners, architects and agents, developers, amenity bodies and the wider public.

APPENDIX 3:

LISTED BUILDING SCHEDULE

NOTE: All Buildings are Grade II Listed unless otherwise stated.

Doddington Hall, Coach House and Stables, Church Lane. House, formerly the Vicarage. Plaque: "GE Walker 1872" on stone plaque in south wall. Gault brick with limestone dressings; Tudor/Gothic style, cross-gabled plan with two wings projecting in East and west elevations. Interior original details include string staircase and panelled and glazed wooden hall screen. (part description)

Parish church of St Mary, Church Lane - *Grade II** 13th to 15thC (mostly) with 18th and 19thC alterations. Chancel with priest's door, and East wall of aisles mid 13thC. Nave and tower 14thC with aisles extended to West face of tower in late 14th or early 15thC. South porch and chancel replaced 15thC. (part description)

Churchyard Cross, Church Lane. 14thC base and fragment of shaft rebuilt 19thC. Barnack limestone. (part description)

Lych Gate, Church Lane. Dated 1907 on lintel. Decorated style. Oak framed with hipped red plain tile surmounted by a wooden cross. Pair of oak gates with pierced panels. (part description)

122 Headstones within St Mary's Churchyard, Church Lane (Listed as a group) Dating from early 18thC to Mid 19thC. Limestone slabs with moulded shaped heads and with Rococo and Greek Revival designs. Lettering incised and usually painted black. (part description)

No.4 Church Lane. House, circa late 17thC with 20thC extensions. Thatched roof with brick parapeted gable ends. Asymmetrical four window arrangement. One storey and attic. Interior has large fireplace with cast iron fireback dated 1679. Parlour has 19thC moulded chimneypiece with cast iron grate. Late 19thC main staircase. (part description)

No.2 Church Lane. Farmhouse, Early 18thC, rebuilt Mid 19thC. 18thC red brick, 19thC gault brick; slate roofs. Two storey, L-plan. Separate 18thC bakehouse or dairy enclosed in 19thC rear addition. Interior has largely 19thC details. 18thC closed-string staircase with barley twist balusters. (part description)

No.2 Ingles Lane. House, probably 18thC, remodelled in 19thC. Gault brick in English bond. Plain tile roof with gabled ends, the West gable with tumbling-in bricks. 2-storeys. Doorway to right of centre with semi-circular traceried fanlight and fielded 6-panel door. (part description)

Clock Tower, New Street. Late 19thC inscribed 'public memorial', 'Queen Victoria', 'Record Reign' and '1837-1897', on arches to first stage. Leaded pyramidal roof with weathervane. Enclosed by cast iron railings and timber corner posts. (part description)

Methodist Chapel, New Street. 'June 5 1888' inscribed on four foundation stones. Red brick with terracotta brick bands and decoration. Gable to street, symmetrical arrangement with two round arched entrances. Interior contemporary details complete. (part description)

IMPORTANT NOTE: All listed buildings are protected, regardless of listing grade. Protection is applied to the whole building - interior, exterior and the curtilage (grounds). Historic features, such as windows, doors, staircases, fireplaces – in fact anything that is historic – receives protection. Any object physically attached to the building such as a garden wall, historic outbuilding, feature or fixture that dates from before the 1st July 1948 existing within the curtilage is also protected as a “curtilage-listed” feature.

APPENDIX 4:

BUILDINGS OF LOCAL INTEREST SCHEDULE

BENWICK ROAD

1. Doddington Fire-engine Lock-up House, Benwick Road.
2. No's.1-3, Benwick Road.
3. No.4, Benwick Road.
4. No.11, Benwick Road.
5. Stone Cottage, Benwick Road
6. Fountain Court, Benwick Road
7. The Hermitage, Benwick Road

CHURCH LANE

8. No.3, Church Lane.

HIGH STREET

9. No.45, High Street.
10. No.69, High Street

NEW STREET

11. No.1 New Street (Alpha Cottage)
12. The George Public House, New Street
13. The Church Rooms, New Street
14. No.4 New Street (The Lodge)
15. No's 10 & 12 New Street.
16. Three Tuns Public House, New Street
17. No.55 New Street

CRITERIA

Buildings of Local Interest are those buildings identified by the Local Planning authority, although not statutorily protected. However, being identified as a BLI is in itself a material consideration in making planning decisions. Many appeals across the country have upheld the principle of protecting locally identified assets, and in particular Buildings of Local Interest, as a material consideration.

If the site is of interest, it will then be judged on its significance. English Heritage's Conservation Principles document defines significance as "the sum of the cultural and natural heritage values of a place, often set out in a statement of significance" (English Heritage, 2008). The significance of a site can be measured in terms of how it meets any of the five criteria, these being: rarity, representativeness, aesthetic appeal, integrity or association.

The definition as set out in PPS5 "Planning for the Historic Environment" states that a heritage asset is: "*a building, monument, site, place, area or landscape positively*

identified as having a degree of significance meriting consideration in planning decisions” (Annex 2, PPS5). However, in order for an asset to have any significance at all, it must have a degree of **historic, archaeological, architectural** or **artistic** interest.

ELEMENTS OF INTEREST

Historic Interest

Archaeological Interest

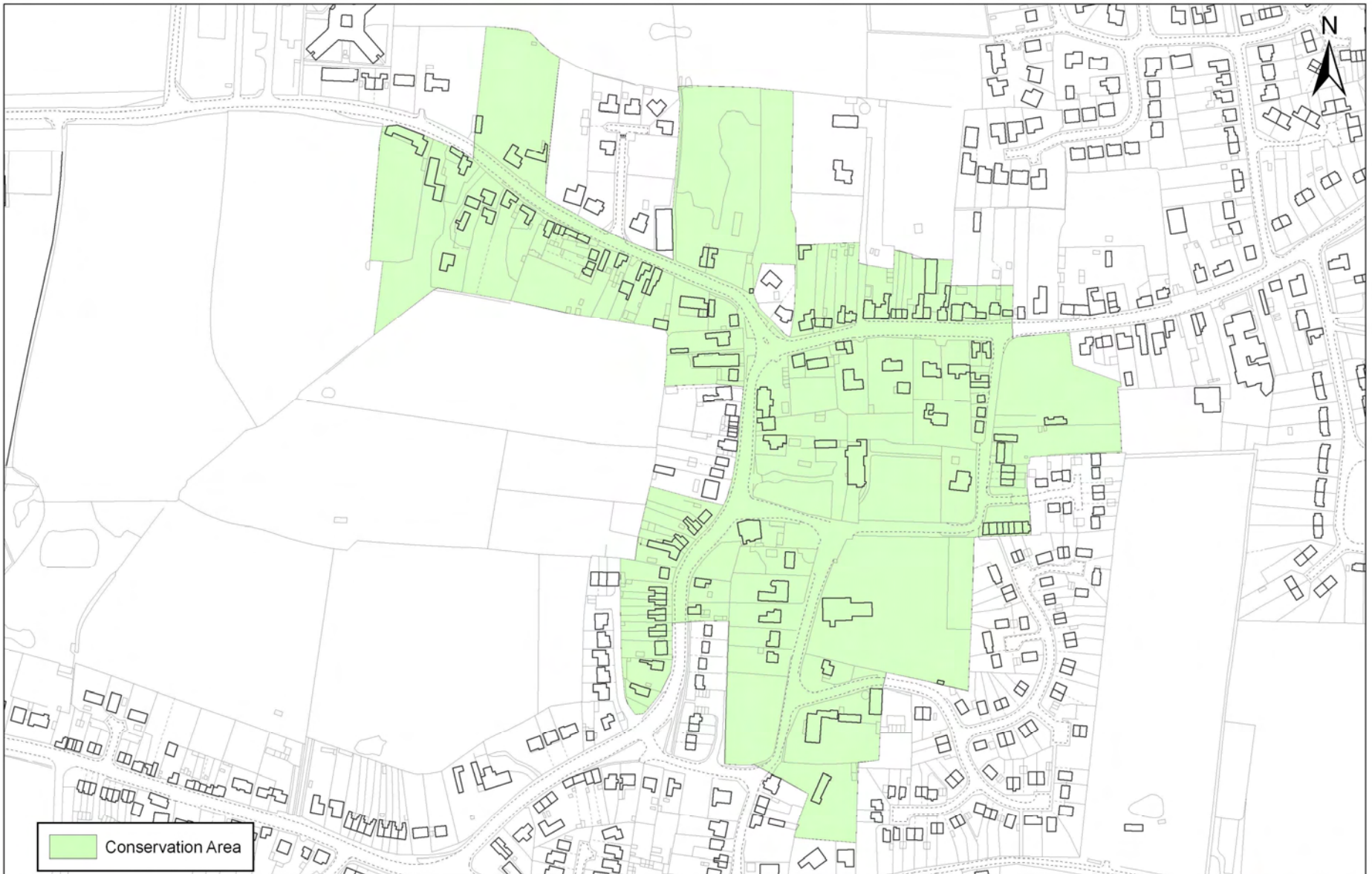
Architectural Interest

Artistic Interest

ELEMENTS OF SIGNIFICANCE

1. Rarity
2. Representativeness
3. Aesthetic Appeal
4. Integrity
5. Association

DODDINGTON CONSERVATION AREA CHARACTER APPRAISAL- OCTOBER 2011



Conservation Area

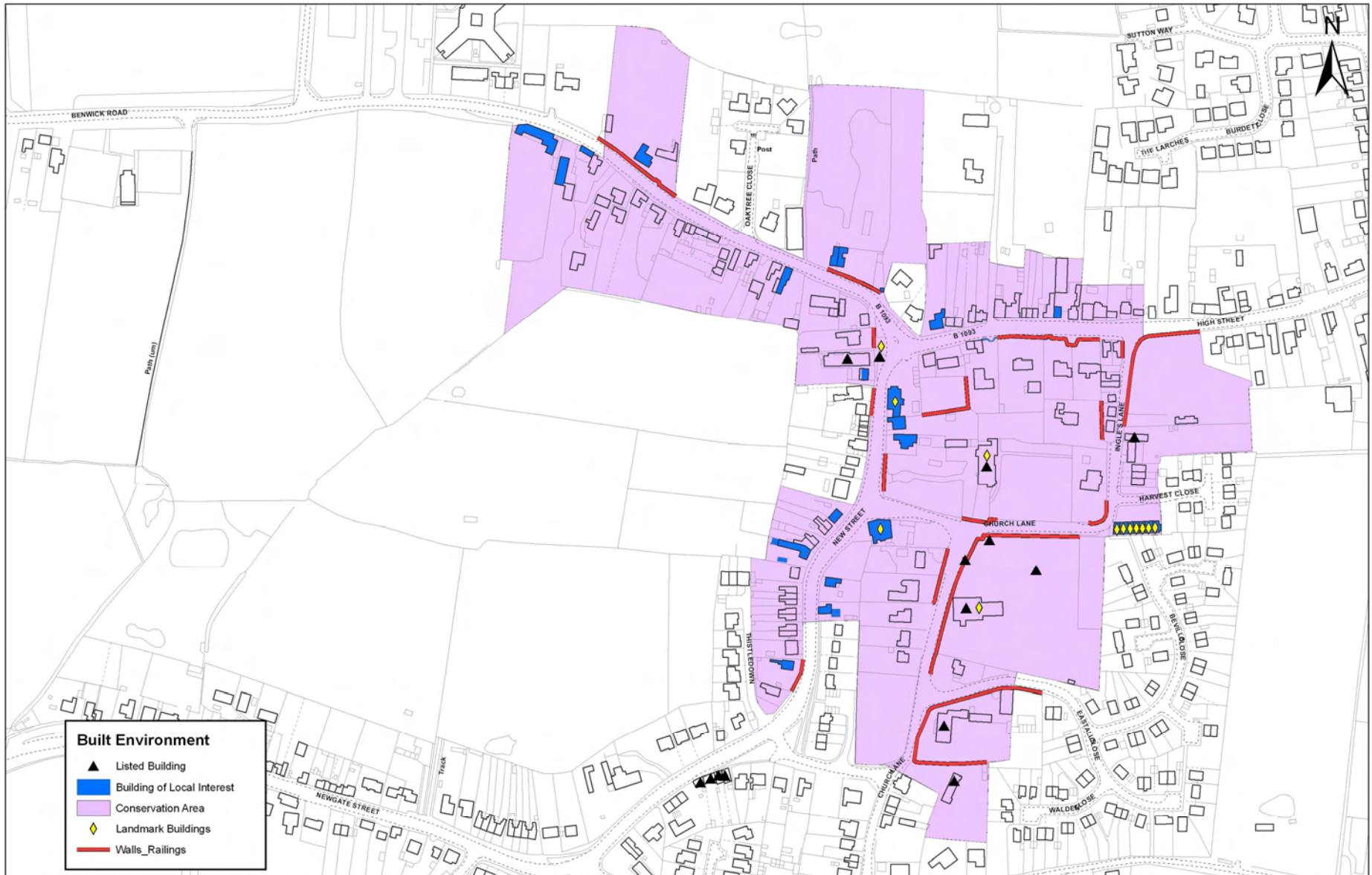
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Conservation Area Boundary
Doddington

MAP A



DODDINGTON CONSERVATION AREA CHARACTER APPRAISAL- OCTOBER 2011



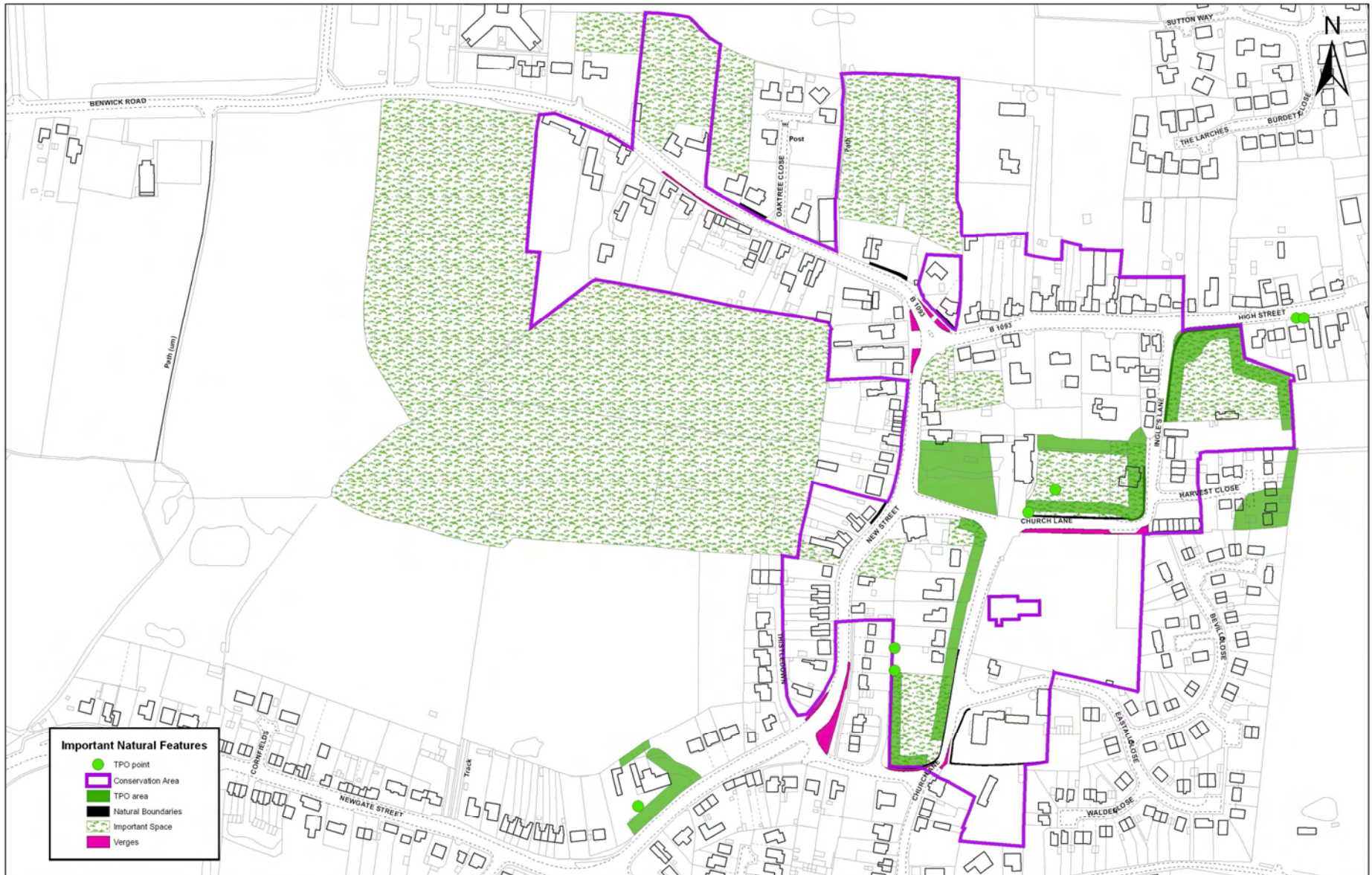
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Historic Built Environment
Doddington

MAP C



DODDINGTON CONSERVATION AREA CHARACTER APPRAISAL- OCTOBER 2011



Important Natural Features

- TPO point
- Conservation Area
- TPO area
- Natural Boundaries
- Important Space
- Verges

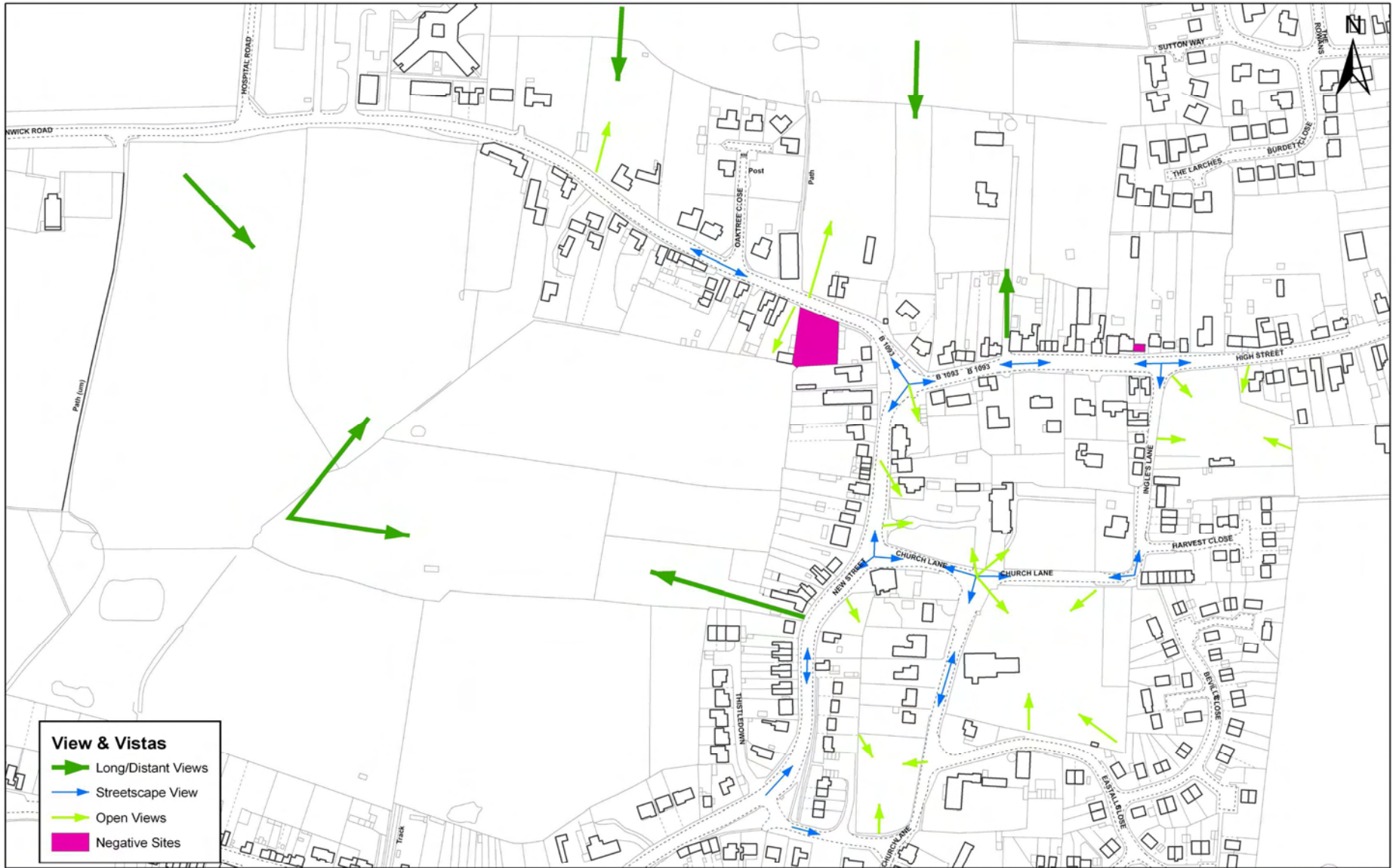
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Natural Features
Doddington

MAP B



DODDINGTON CONSERVATION AREA CHARACTER APPRAISAL- OCTOBER 2011



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Views and Vistas
Doddington

MAP D



REFERENCES:

The following documents are used as references for this character appraisal:

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- (ii) The Religious Houses of Cambridgeshire, David Haigh, Cambridgeshire County Council.
- (iii) Lionel Walden School Information from The Advertiser & Pictorial dated Thursday 2nd November 1967, held in the County Records Office, Cambridge.
- (iv) Minute Book for Lionel Walden Charity School, Doddington held in the County Records Office, Cambridge.
- (v) A History of North Witchford Hundred, H.B.Wells & E.T.Long.
- (vi) Cambridgeshire Libraries Publications, 1989.pp 110-116.
- (vii) Kelly's Directory, 1912, Cambridge Public Records Office.
- (viii) Pigotts Directory of Cambridgeshire 1839, Entry for Doddington. Cambridge Public Records Office.
- (ix) Samuel Lewis's Topographical Gazetteer 1831, Entry for Doddington. Cambridge Public Records Office.
- (x) Doddington Conservation Area Document, Fenland District Council, August 1993.
- (xi) www.rootsweb.ancestry.com/~engcam/PlacesBuildings/Doddington.htm
- (xii) 1680 Doddington Parish Map, Cambridge Public Records Office.
- (xiii) Estate survey map, commissioned by Thomas Waddington Esq, dated 1770. Cambridge Public Records Office, Shire Hall, Cambridge.
- (xiv) 1886 Ordnance Survey Map of Doddington (XX4:1886). Cambridgeshire Public Records Office, Shire Hall, Cambridge.

- (xv) 1927 Ordnance Survey Map of Doddington (XXNE 1927) Cambridge Public Records Office. Shire Hall, Cambridge.
- (xvi) Cambridgeshire Sites and Monuments Record, Shire Hall, Cambridge.
- (xvii) The historic photographs appearing on Pages 47 and 50 are from a private Whittaker/Pooley Family Photographic Archive.

PRINCIPAL LEGISLATION & GUIDANCE

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PPS5 Planning for the Historic Environment (2010)

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Useful information:

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<http://www.sustainablehomes.co.uk/upload/publication/A%20Guide%20to%20Alternatives%20to%20uPVC.pdf>

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Pevsner, Nikolaus, The Buildings of England, Cambridgeshire, Second Edition, 1970

Hunter, Andrew, Fenland Waterways A map and commentary on the waterways of the Middle Level, 2004

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Cambridgeshire History.com, 2000

CONTACT DETAILS

Fenland District Council

Conservation Section

Fenland Hall

County Road

March

Cambridgeshire PE15 8NQ

Tel. 01354 654321

<http://www.fenland.gov.uk>

English Heritage

East of England Region

Brooklands, 24 Brooklands Avenue

Cambridge, CB2 8BU

Tel: 01223 582700

E-mail: eastofengland@english-heritage.org.uk