



Cuddington Neighbourhood Plan

2017 to 2033

PRE-SUBMISSION REGULATION 14

CONSULTATION DRAFT October 2020

APPENDIX E: BUILT ENVIRONMENT



CUDDINGTON NEIGHBOURHOOD PLAN

2017 to 2033

APPENDIX E: BUILT ENVIRONMENT

CONTENTS		Page
Section 1	Introduction	3
Section 2	Character Areas	4
Section 3	Undesignated heritage assets of local importance	12
Annex 1:	Photographs	15

Acknowledgements

This report and its recommendations are the result of the voluntary work of many people. Particular thanks are due to the members of the CNP Design and Green Infrastructure Task Group:

Andy Devey

Doug Kennedy

Keith McCullagh

Elaine Morris

Paul Ridout

Ken Trew

Section 1: INTRODUCTION

The village and its environment are described in the following reports:

- Appendix A: Cuddington Neighbourhood Plan: General Evidence base
- Appendix B: Cuddington Neighbourhood Plan: Local Green Spaces
- Appendix C: Cuddington Neighbourhood Plan: Landscape
- Appendix D: Cuddington Neighbourhood Plan: Important Local Views
- Appendix E: Cuddington Neighbourhood Plan: Built Environment
- Appendix F: Cuddington Neighbourhood Plan: Social Infrastructure
- Appendix G: Cuddington Neighbourhood Plan: Traffic

Appendix E describes the built fabric of the village. It defines the unique character, design and materials of the buildings that, along with the Conservation Area appraisal, will help to guide proposals for new development.

Section 2: CHARACTER AREAS

The methodology for the Cuddington character assessment is based on 'How to prepare a character assessment to support design policy within a neighbourhood plan: Planning Aid England' at <https://www.stroud.gov.uk/media/1472/how-to-prepare-a-character-assessment.pdf>

Seven character areas were identified in Cuddington as shown in Fig 1 below.

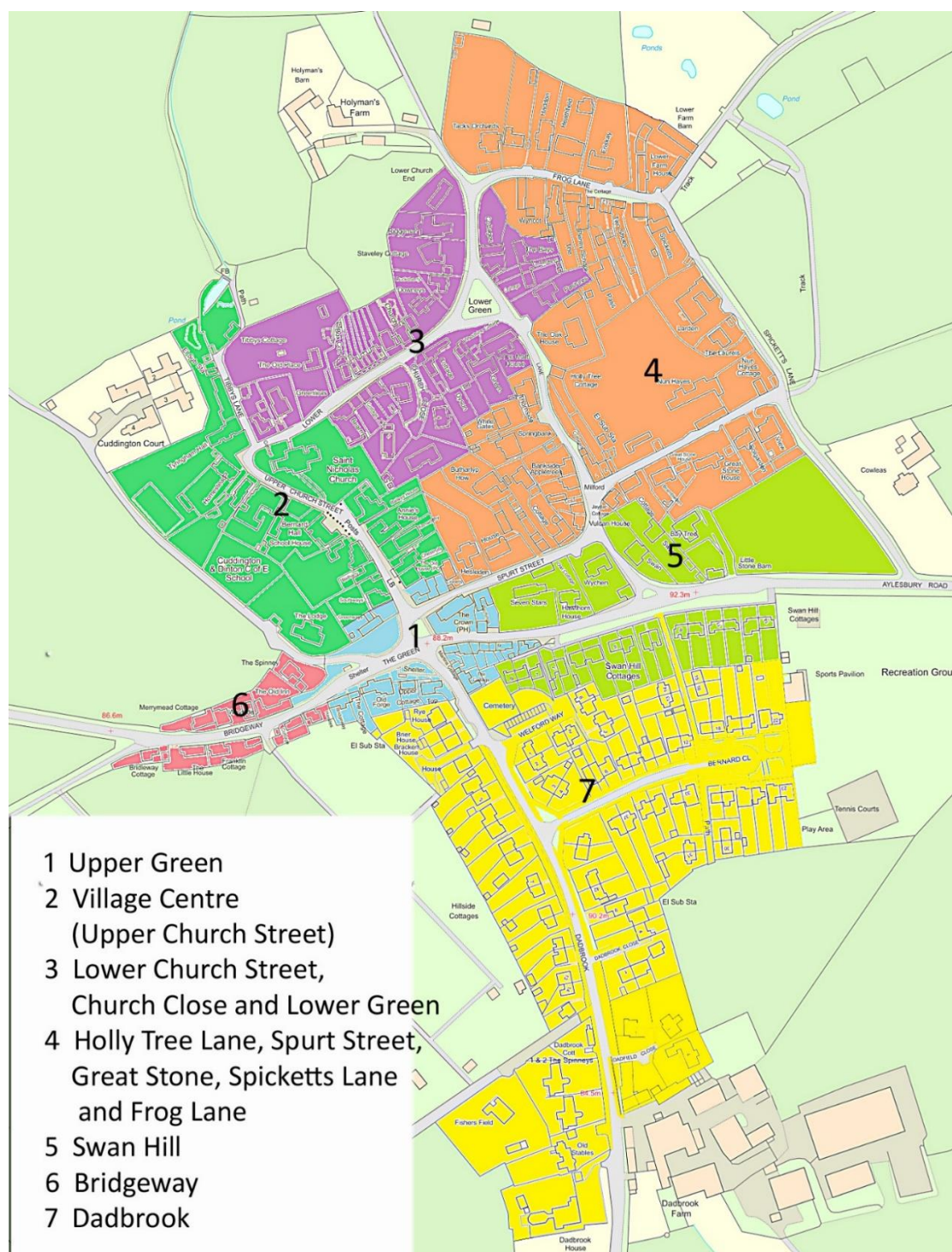


Fig 1: Character areas

Upper Green	
Topography	Broad ridge
Land use	Mainly residential, pub, hairdresser and Baptist burial ground
Layout	Crossroads with broad green verges Buildings are set back from the green itself, apart from row of houses opposite pub on Aylesbury Road which face directly onto narrow footway
Roads, streets, routes	Footways on three sides, bus laybys. Bridgeway and Dadbrook form the dominant through route, a major link to the A418 from the north and west. Upper Church Street is the route down into the old village. Track leads off NW corner towards Nether Winchendon
Spaces	Broad verges and green Pub car park with terrace Burial ground is hidden behind wall and railings
Buildings	Mostly 2 storey housing Roofing is a mix of slate, tile and thatch Walls are stone, brick and witchert, main colours are white, cream and buff, with black woodwork and rainwater goods Regular even casement windows (sash windows on Southways) Few dormer windows – upstairs from hairdresser on corner of Spurt Street is the exception Few gardens adjoin the upper green; they are behind high hedges.
Landmarks	Pub sign Best Kept Village sign Pump
Green and natural features	Horse chestnut trees flanking the gateway to the track to Nether Winchendon, substantial pine on south side of green, various smaller evergreens around the edge
Streetscape	2 bus stops with shelters Bench on west side of pub and on north side of the green outside Southways Power pillar on SW corner of crossroads
Views	The area offers the first view of St Nicholas church as you approach the village

Village centre (Upper Church Street)	
Topography	Gentle and steady slope down to the north on Upper Church Street
Land use	Mixture of residential, retail and community buildings (village hall, St Nicholas church, school)
Layout	Buildings are irregularly placed along Upper Church Street, with degree of setback and footway varying, with some houses adjoining, some buildings detached Some small front gardens and general greenery facing the street Road wraps around churchyard
Roads, streets, routes	Footways are intermittent, some asphalt and some old stone setts (outside Annie's House) Boundaries between carriageway and footways are ambiguous
Spaces	Widening of road opposite Bernard Hall with noticeboard and telephone box
Buildings	Mostly 2 storey housing Roofing is a mix of slate, tile and thatch Chestnuts, shop, and Annie's House have shallow arched brick lintels Walls are stone (rough rubble sides and painted brick facing), brick and witchert, main colours are white, cream and buff, with black woodwork and rainwater goods Tyringham Hall stands out as a taller stone building with many decorative features facing south up Upper Church Street The Old Place is hidden behind high wall to north of Lower Church Street on large plot – little connection with street
Landmarks	St Nicholas Church School Tyringham Hall Bernard Hall
Green and natural features	Lime trees and yews in churchyard Horse chestnut at front of Chestnuts
Streetscape	Old phone box and noticeboard opposite Bernard Hall give sense of a civic location
Views	Glimpses north through gaps towards Ashendon/Upper Winchendon over Thame valley

Lower Church Street, Church Close and Lower Green	
Topography	Continues slope to north east
Land use	Residential and Baptist chapel
Layout	Row of cottages on the north side with small gardens Cottages on south side of Lower Church Street abut the footway. Detached houses towards the Lower Green Church Close is a cul-de-sac of newer houses. North side of Lower Green has houses set back behind front gardens with off-street parking South side of Lower Green has green banked verges with unclear boundaries between private and public space, Skittle Green Cottage tucked away from street East side of Lower Green has smaller cottages set well back behind hedges, outbuildings and high trees
Roads, streets, routes	Footways on both sides but parking on north side obstructs the footway
Spaces	Lower Green is a raised grass space with stone stepped edges
Buildings	Mostly 2 storey housing Roofing is a mix of slate, tile and thatch Terraced cottages on Lower Church Street Church Close has extended bungalows, very secluded infill of 4 houses Lower Green: North side – 20th Century detached 1 or 2 storey houses in stock brick, South and East sides – mix of older timber-framed, brick, witchert and stone, mix of roofing materials – older houses dominated by red tiles
Landmarks	Methodist Church (Wesleyan Chapel) 1894 Green
Green and natural features	High trees (copper beech at The Old Place, silver birch at the Malthouse, beech at Witchert Cottage)
Streetscape	Overhead electricity and telephone wires at Lower Green
Views	Views north across vale

Holly Tree Lane, Spurt Street, Great Stone, Spicketts Lane and Frog Lane	
Topography	Parallel to ridge, gentle slope (Holly Tree Lane heads down to north)
Land use	Residential
Layout	Some houses abut the footway, others set back (larger properties on south side and Rose Cottage and Appletrees set down private gated lane) Thornside/White Gates - another small close of infill houses (mid to late 20 th C)
Roads, streets, routes	Very limited footways (none on Great Stone or Frog Lane, old stone path on verge of Holly Tree Lane is overgrown by grass)
Spaces	Nunhayes encloses a large area of private land
Buildings	Mostly cottages of various ages, some more substantial houses Mix of stone, brick, witchert, wood cladding, brick (decorative panels on Vulcan House and Wellfield House) Mix of roofing – tile, thatch (esp on Frog Lane) Parking alongside several houses Substantial outbuildings on Spurt Street and Great Stone Cluster of older cottages at west end of Great Stone Farm buildings (inc some converted parts) at Nunhayes
Landmarks	Thatched “shed” at Nunhayes Cottage
Green and natural features	Fir trees, sycamores and hawthorns on Spicketts Lane form boundary with pasture Substantial trees along fringe of village at rear of houses on north side of Frog Lane, especially at Tacks Orchard. Wide range of species. Weeping willow, copper beech and fig on Spurt Street
Streetscape	High witchert wall and no footway on Great Stone and Frog Lane Wall on north side of Frog Lane screens newer houses behind them, with new openings
Views	Views east along Great Stone and Frog Lane to pasture

Swan Hill	
Topography	Continuation of ridge towards east
Land use	Residential
Layout	Cottages on south side set back and at top of embankment North side gives screened view of rear of larger houses on Great Stone behind high rendered and stone walls New development at rear of Great Stone House
Roads, streets, routes	Aylesbury Road is busy road Raised footway outside Swan Hill Cottages
Spaces	Small rough triangle of grass at junction with Holly Tree Lane
Buildings	Painted brick – similar to houses in Bernard Close but painted and generally made to look older (e.g. timber door, sage green window frames)
Landmarks	
Green and natural features	Cherry trees on banked grass verge in front of Swan Hill cottages (formerly elms?)
Streetscape	Parking bay along foot of embanked footway Irregular mix of low hedges, fences and walls
Views	

Bridgeway	
Topography	Western continuation of ridge with slight drop
Land use	Residential
Layout	Houses straggle along road, uneven spacing and setback
Roads, streets, routes	Busy route to Chearsley and Long Crendon Gardens are mainly hidden behind high walls Narrow pavements on north side
Spaces	
Buildings	All 2-storey housing, mainly old properties (eg Bridgeway, The Old Inn) and houses with some modern features (velux windows, steep pitched tile roof, carports). The Old Inn has rare horizontal sliding windows. Roofing is a mix of slate and thatch, with tiles on newer properties Walls are stone, brick and witchert, main colours are white, cream and buff, with black woodwork and rainwater goods Unique lime render reliefs on Franklin Cottage Original 19th century cast iron railings at Wayside
Landmarks	
Green and natural features	Verge from Upper Green towards Chearsley planted with shrubs and trees Large specimen copper beech tree in Wayside garden visible through space between houses
Streetscape	The bridleway heading south west gives access to footpath routes to Chearsley and Haddenham Access road to Cuddington Allotments of south side of Bridgeway
Views	Views to the north of the ridge between Winchendon and Chearsley

Dadbrook	
Topography	A southward bulge in the ridge
Land use	Residential
Layout	Regular modest-sized plots with front gardens Dadbrook Close is a courtyard style group of newer houses
Roads, streets, routes	Dadbrook has significant levels of traffic Bernard Close is crossed by a footpath from Swan Hill south to Dadbrook Farm Bernard Close opens out at eastern end with shared parking area
Spaces	Wide grass verges Verges in Bernard Close broken up by gardens used for off-street parking Parking area off Welford Way
Buildings	Mainly post-war brick houses, bungalows in Welford Way and on path off Bernard Close, otherwise two storeys White facias, mainly tiled roofing Mostly modern (uPVC) windows, irregular porches Row of garages in Welford Way Houses on west of Dadbrook with hipped roof features and small dormers
Landmarks	Dadbrook Cottage
Green and natural features	Small trees in front gardens, one on corner of Bernard Close
Streetscape	Bench on landscaped corner of Welford Way, by noticeboard Garden boundaries are a mix of hedges, fences and walls Telephone lines overhead
Views	Open views to south across farmland to Chilterns

Section 3: UNDESIGNATED HERITAGE ASSETS OF LOCAL IMPORTANCE

Local Heritage Assets

Designated heritage assets

The designated assets (Conservation Area, Listed Buildings and archaeology) are described in Appendix A: General Evidence base

Undesignated heritage assets of local importance

Locations are shown in Fig 2 (along with listed buildings). Photographs are in Annex 1.

	<i>Asset</i>	<i>Description</i>
1.	Well, Tibby's Lane	A historic community asset; little or none of original structure remains above ground. It is next to one of the main walking routes in and out of the village.
2.	Methodist Church	A striking late 19 th century brick and stone building with gothic style arched windows and slate roof. Significant community building.
3.	Nunhayes	Substantial building with ancient origins, notable also for the expanse of green space in its garden and the stretch of witchert wall along Great Stone.
4.	Cuddington and Dinton C of E School	Major community building, housing the infants' department and facing the Church. Late 19 th century polychromatic brick building with gothic arched windows and decorative terracotta roof ridges.
5.	Bernard Hall	1920s community building made with traditional methods in local stone, timber and herringbone brick panels, clay tiled roof and leaded windows.
6.	Annie's House	Formerly The Red Lion Inn, a substantial façade with handsome shallow curved brick lintels and well-proportioned windows. Old stone paving has been retained at the front.
7.	Wellfield House	Striking brick-fronted house, 1884. Elaborate decorative ironwork on veranda and first floor windows, complete iron railings along street front.
8.	Denise's	Formerly a butcher's shop, this appears to be an old building that has been much altered. It occupies a focal point of the village.
9.	Ha'penny Top	Part of the loose grouping of houses around the Upper Green. Traditional small windows.
10.	1 Dadbrook Farm Cottages	One of a pair of old farm cottages, stone plinth and white-painted roughcast, clay tiled roof. Well-proportioned windows, dormers.
11.	2 Dadbrook Farm Cottages	One of a pair of old farm cottages, stone plinth and white-painted roughcast, clay tiled roof. Well-proportioned windows, dormers.
12.	Dadbrook Farm barn	Stone and timber farm building of unknown age, striking timber frame visible from south side.
	Traditional walls See Fig 3 below	Stone and witchert walls are a distinctive feature of the village, in many cases forming a street frontage. Specific locations are as follows: • Frog Lane (north side) • Great Stone (north side) • Holly Tree Lane (both sides) • Aylesbury Road (south side)

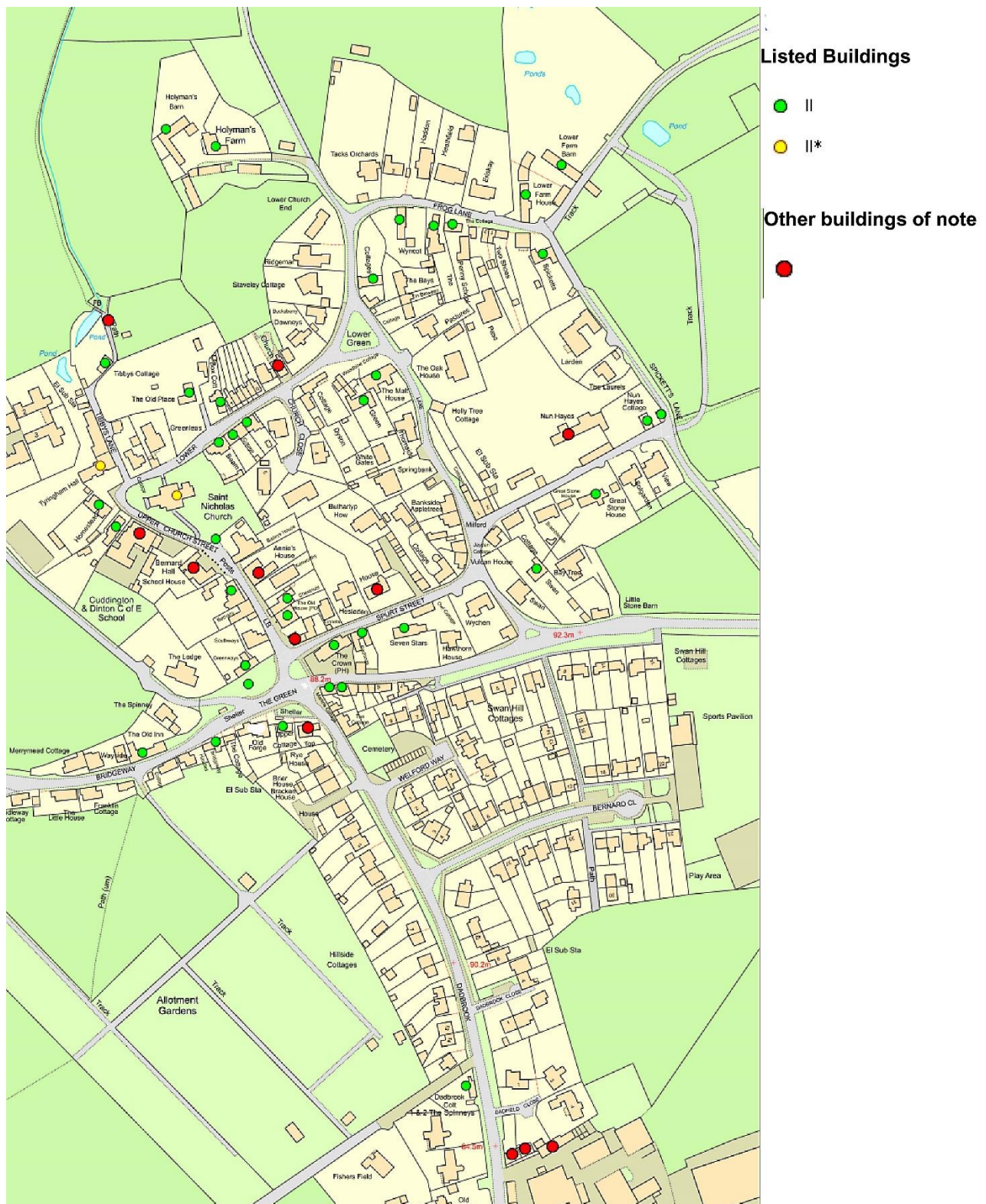


Fig 2: Listed and unlisted heritage assets within settlement boundary



Fig 3 Stone and witchert walls

Annex 1: Photographs



Photo 1: Swan Hill Cottages. Note the generous spacing of houses back from the roadway, ornamental cherry trees and low boundary treatments.



Photo 2: Swan Hill Cottages showing effect of greenery and pastel coloured render /brickwork



Photo 3: Dadbrook at junction with Bernard Close. Broad verges and small trees create a sense of openness.



Photo 4: Bernard Close. Well-spaced houses set back from road, generous verges and off-street parking. Note loss of some verge with front gardens given over to parking – a balancing act. Overhead telephone lines are visually intrusive.



Photo 5: The eastern end of Bernard Close showing view across playing field and generous shared space in front of housing.



Photo 6: Bernard Close – parking spaces set in shared open space.



Photo 7: Bernard Close – houses on path north to Swan Hill. Design and materials consistent with surroundings, and permeability along footpaths



Photo 8: Lower Church Street: mixed mid-20th century houses on larger plots with off street parking.



Photo 9: Great Stone –bungalow set back from road, low profile and views across fields.



Photo 10: Hillside Cottage, Dadbrook: rooflines working in harmony with planting and setback from roadway. Gaps between buildings provide views of the countryside.



Photo 11: Dadbrook – larger dwellings behind Dadbrook House have minimal impact on appearance of village as they are well hidden from road.



Photo 12: Cuddington Court – substantial bungalows screened by hedges and walls and have a low profile at an edge of the village that is appreciated for its views. Materials and techniques reflect local building traditions with witchert-effect walls. Note renewable energy installations.



Photo 13: Cuddington Court: a gentle boundary between village and open countryside, low profile dwellings on large plots.



Photo 14: Holyman's Farm – two dwellings and outbuildings surrounded by farmland.

NON-DESIGNATED HERITAGE ASSETS OF LOCAL IMPORTANCE

1.	Well on Tibby's Lane	
2.	Methodist Church	
3.	Nunhayes	 

4.	Cuddington and Dinton C of E School	
5.	Bernard Hall	

6.	Annie's House	
7.	Wellfield House	

8.	Denise's	
9.	Ha'penny Top	
10.	1 Dadbrook Farm Cottages	
11.	2 Dadbrook Farm Cottages	

12. Dadbrook Farm barn

