



Cuddington Neighbourhood Plan

2017 to 2033

REGULATION 15 SUBMISSION

JUNE 2021

APPENDIX D: BUILT ENVIRONMENT



CUDDINGTON NEIGHBOURHOOD PLAN

2017 to 2033

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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: Landscape
- Appendix C: Cuddington Neighbourhood Plan: Important Local Views
- Appendix D: Cuddington Neighbourhood Plan: Built Environment
- Appendix E: Cuddington Neighbourhood Plan: Social Infrastructure
- Appendix F: Cuddington Neighbourhood Plan: Traffic

Appendix D 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.

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.

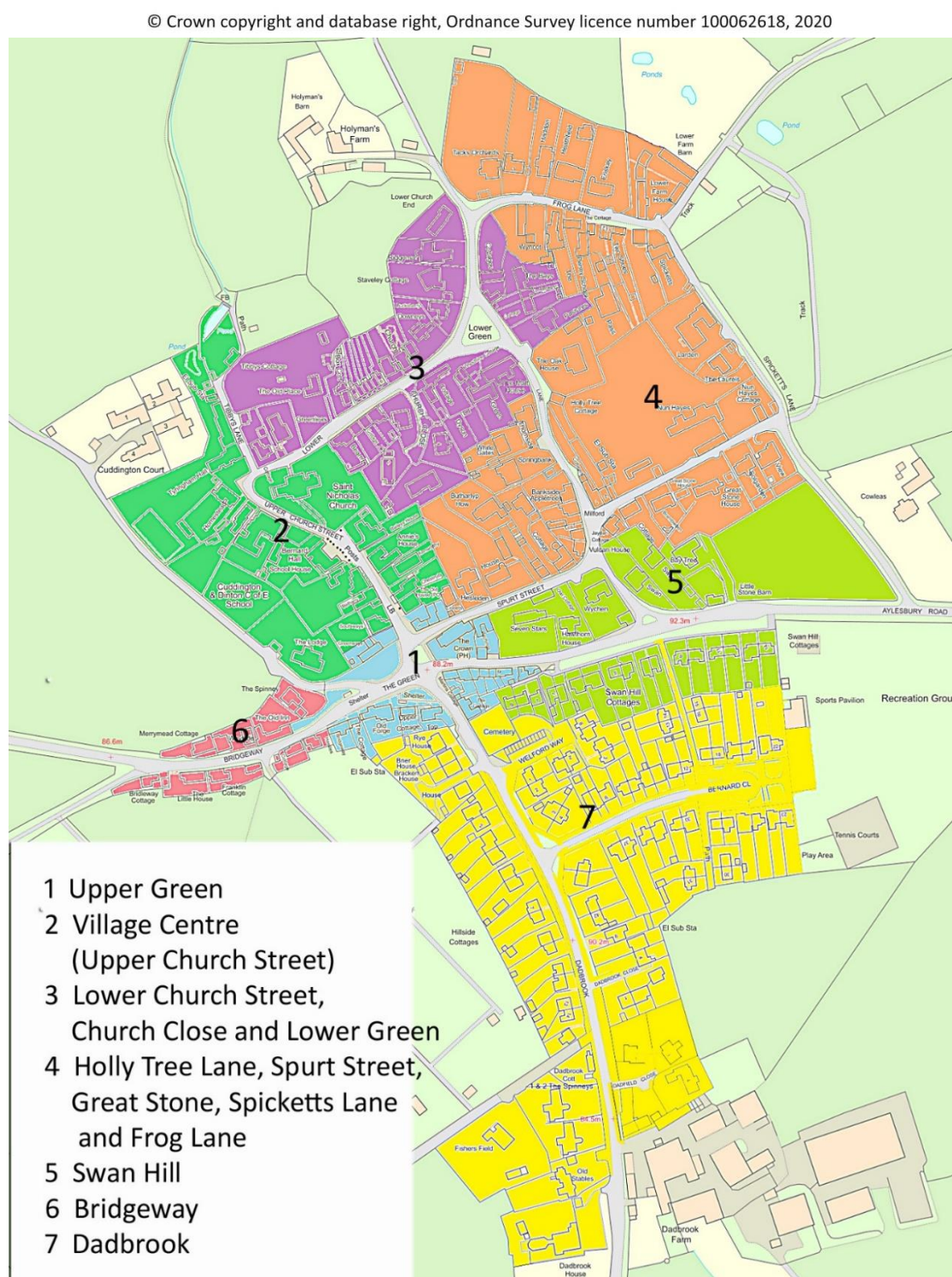


Fig 1: Character areas

Areas 1 to 6 approximate to the area of the Conservation Area Statement but include additional parts of the settlement that contribute to the overall built environment as follows:

- properties on the north side of the Lower Green and Frog Lane (incorporated into Area 3);
- the two modern bungalows at the eastern end of Great Stone (in Area 4); and
- Swan Hill Cottages (in Area 5).

Area 7 encompasses the housing on Dadbrook and Bernard Close.

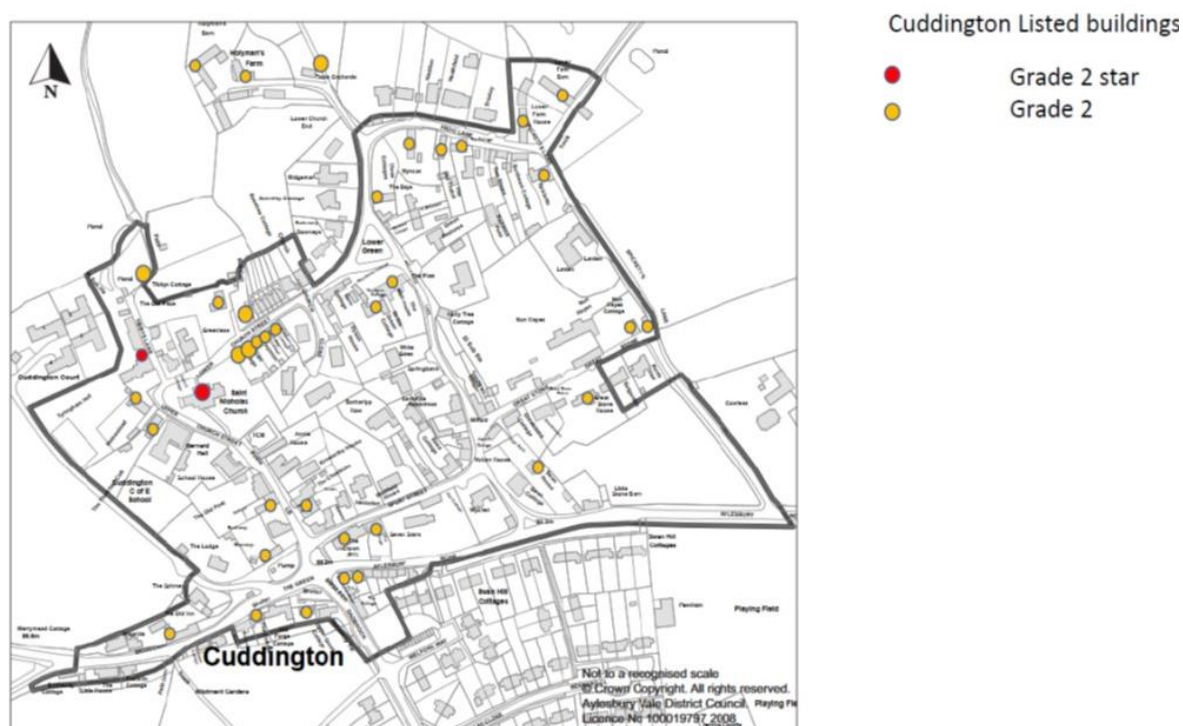


Fig 2 . Map of Cuddington Conservation Area

The overall character of the Conservation Area is described in the Conservation Area Statement as follows :-

“ The village is sited on land falling away northwards to the Thame valley. Winchendon Hill rises on the other side of the valley and there are fine landscape views out from the village lanes in this direction and also to east and west. The attraction of the village lies partly in its structure of narrow, winding lanes usually with grassed banks and enclosing walls; there are two greens onto which these lanes open out.

The village contains buildings of varied dates; thatched and timber framed buildings and the stone Tyringham Hall date from the 15th to 17th centuries, whilst many good, later, brick buildings include the Victorian group of school and school-house and the early C.20 Village Hall”.

The Conservation Area Statement describes the area by reference to the main streets and spaces rather than by area. It is included here as a context for the description of the areas that follows :-

The Upper Green

“To the south of the village on the higher land lies The Green. This is flanked by the C.56 road but derives a unity from its enclosure by mainly colourwashed, small scale, scattered cottages. The three approach routes culminate in The Green, although in each case the view is contained before The Green is revealed. The rural approach from Chearsley, to the west, leads to an entrance of pebbledashed or whitewashed cottages along Bridgeway which contain the eye round a bend in the road. The road then opens out onto The Green and reveals, in the foreground the chestnuts by the Lodge and beyond the group of low buildings round the Crown Inn.

Entering from the south along the C.66 road the land rises quite sharply. The route is bordered by inter- and post-war housing but beyond this the old village is heralded by the roofs of the tight little terrace along the C.56 and of the large brick house across The Green (Southways) which marks the entry to the older village”.

Upper Church Street

“The Church of St. Nicholas, of Norman and early English date, is a focal point of distinction; its rubblestone structure and tree setting are clearly visible from the western approach road and from the lower lying northern parts of the village. The buildings around the church are of large scale and the roofs form a fine group when seen from the Chearsley approach. The fine C.17 Tyringham Hall built in coursed rubblestone forms a visual pivot at the junction of Upper and Lower Church Streets. Upper Church Street is the most ‘urban’ street. It is wider, has no green verges and contains the larger buildings. The buildings are predominantly of stone and tile and all are of individual architectural interest but curiously do not blend into a special townscape group”.

Lower Church Street

“Looking along Lower Church Street from Tyringham Hall are two terraces of low cottages: One is C.19 of brick and slate, the other is earlier of mixed materials and great charm. The street here is kerbed, with paved footpaths but it becomes more rural with grass verges before opening out onto the sloping, triangular Lower Green. Here, at ends of the Green, are two good informal groups of cottages mostly colourwashed, one of thatch and tile, the other of tile, slate and thatch. Lower Green is well enclosed by low walls and hedges and the exits to Frog Lane and Hollytree Lane are still distinctively rural”.

Frog Lane

“Frog Lane has a long containing, witchert wall screening new development on its northern side. Its southern side has a grass verge and two pleasant groups of cottages, one thatched and the other tiled; this last forms an attractive enclosure framing a view of rising pasture land to the east. This little enclosed street is most attractive and the scene becomes quite rural on turning the corners at each end”.

Spurt Street ,

“Spurt Street contains some very good buildings, with the two thatched buildings (Pitchings and the Crown Inn) forming a townscape group, which relate well to the long thatched cottage north of The Green”.

Spicketts Lane , Great Stone and Holly Tree

“The three other lanes are rural; Spicketts Lane along the eastern boundary of the village remains essentially a country lane. It drops away quite steeply northwards and open agricultural and woodland views afforded to the east and north are very good. At the southern entrance are townscape views across a paddock and this is still a pleasant rural access to the village, although a new development to the west of the junction with the Aylesbury Road has detracted slightly from the rural feel. Hollytree Lane is characterised by stone and witchert walls and grass banks. Great Stone appears a rural lane in spite of the dwellings to the south. Fine witchert walls and barns abut the road on the northern side, and grass verges and hedges enclose the south”.

Upper Green	
Topography	Broad ridge
Land use	Mainly residential, pub, hairdresser, village green 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 Methodist church
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 Butharlp Howe, Rose Cottage and Appletrees set down private 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
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, including a Robinia (false acacia). 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, ornamental cherry and walnut on corners 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

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

In drawing up a modest list of undesignated heritage assets, care has been taken to assess each of the assets against the key heritage values defined by Historic England (and as featured in VALP (as modified)) to ensure that the list includes only those assets that have genuine archaeological or architectural interest.

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 communal asset; while little or none of original structure remains above ground, its location next to one of the main walking routes in and out of the village and the care obviously taken to maintain it indicates a strong communal function.
2.	Methodist Church	A striking late 19 th century brick and stone building with gothic style arched windows and slate roof. As a place of worship it has a clear and continuing communal function but its distinctive architecture also carries significant aesthetic value.
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. It is significant as one of the most substantial rural buildings converted to residential use and its secluded position behind other properties and screened by high witchert walls lends it string aesthetic appeal. It is also a striking feature of the village when viewed from the Winchendon ridge to the north, from where its striking architecture is evident.
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. A powerful combination of communal function, aesthetic appeal and evidence of the development of the village in the 19 th century
5.	Bernard Hall	1920s community building made with traditional methods in local stone, timber and herringbone brick panels, clay tiled roof and leaded windows. As with the school, this combines a continuing communal function with a conscious reference back to the aesthetics of local building methods and also serves as evidence of the development of civic buildings in the early 20 th century.
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. This house successfully preserves evidence of its former communal use.
7.	Wellfield House	Striking brick-fronted house, 1884. Elaborate decorative ironwork on veranda and first floor windows, complete iron railings along street front. Its aesthetic appeal is undeniable and it provides further evidence of the village growing in the 19 th century from its predominantly agrarian roots.

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 and continues to serve a communal function as well as being a record of historic commerce in the village.
9.	Ha'penny Top	Part of the loose grouping of houses around the Upper Green. Traditional small windows. It appears to have been more than one dwelling in the past, with varying ground levels and partial field stone plinth ("grumplings") and as such serves as a record of the adaptation of older buildings.
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. As with its immediate neighbour at 2 Dadbrook Farm Cottages, this illustrates local vernacular architecture in a location at the edge of the settlement.
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. This is a significant trace of local rural architecture that is also aesthetically valuable to the community.
	Traditional walls See Fig 3 below	Stone and witchert walls are a distinctive historic 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)

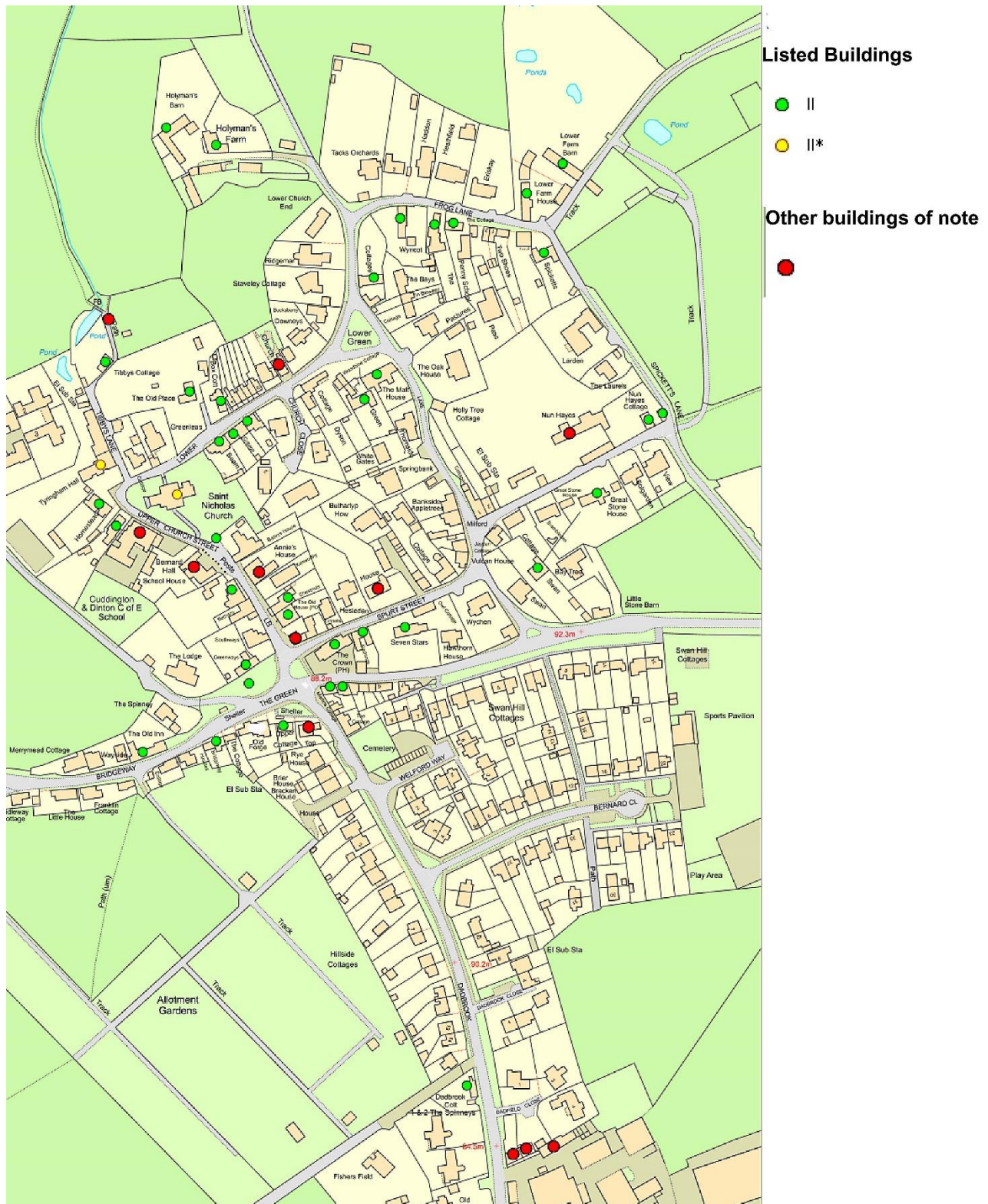


Fig 3: Listed and unlisted heritage assets within settlement boundary



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Fig 4 : Stone and witchert walls

The Conservation Area statement explains the importance of witchert to Cuddington :-

“To the west of the village, limestone is much used but elsewhere, as well as brick and timber frame, widespread use is made of witchert. This is a local method of building in clay which makes curves easier to achieve than angles and facilitates swept changes of levels in walls; the resultant outline is gentle and flowing and the boundary walls emphasise the curvature of the street pattern; the tiled copings essential for weather protection add character”.

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.

2/2/19



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

18/5/19



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

2/2/19



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.

18/5/19



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

18/5/19



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

18/5/19



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

18/5/19



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

2/2/19



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

2/2/19



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

18/5/19



Photo 11: Dadbrook – larger dwellings behind Dadbrook House have minimal impact on appearance of village as they are well hidden from road.
18/5/19



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.
18/5/19



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

18/5/19



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

18/5/19

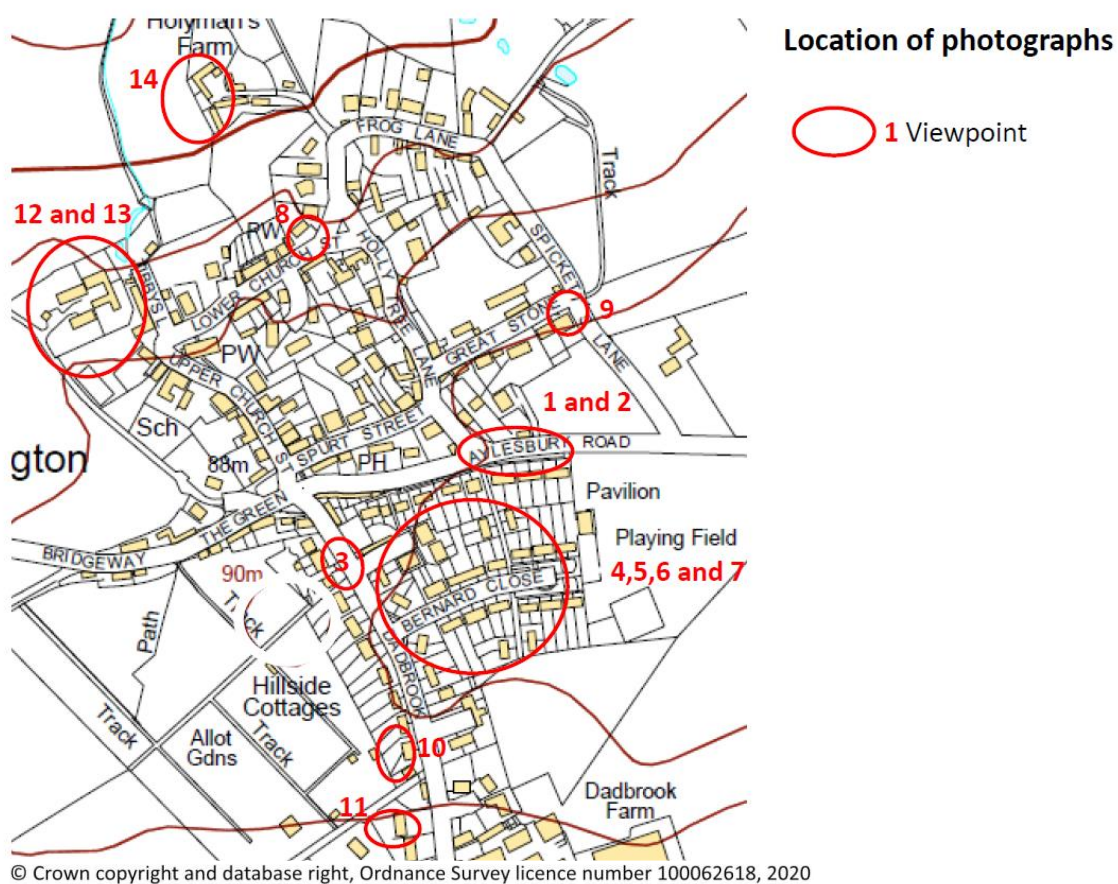


Fig 5 Photo location plan

NON-DESIGNATED HERITAGE ASSETS OF LOCAL IMPORTANCE

(Photos taken on 27/9/20 unless otherwise stated)

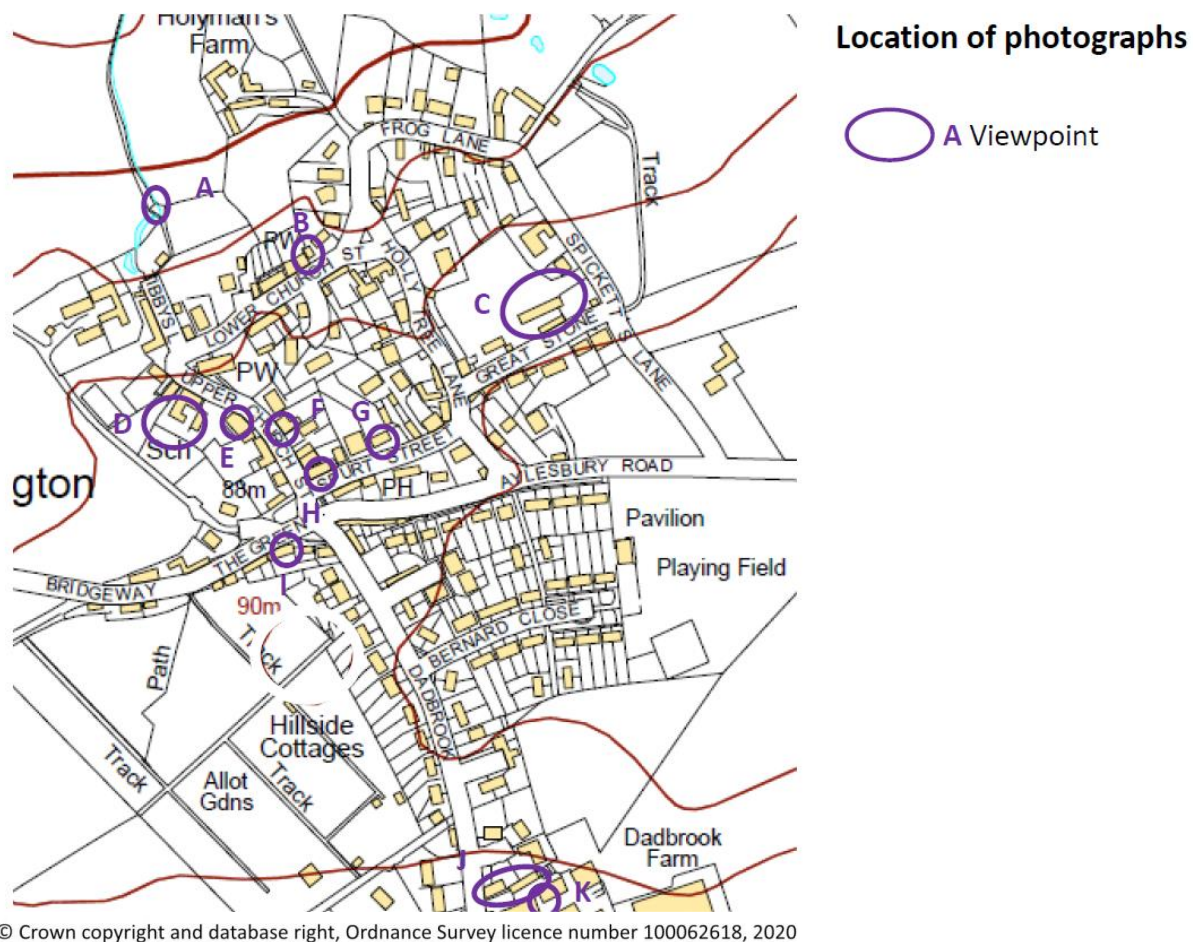


Fig 6 Photo location plan

A	Well on Tibby's Lane	
B	Methodist Church	
C	Nunhayes	

D Cuddington and Dinton C of
E School

(Second photo is of
unknown date)



E Bernard Hall



F Annie's House

(Second photo is of
unknown date)



G Wellfield House



H	Denise's	
I	Ha'penny Top	
J	1 Dadbrook Farm Cottages 2 Dadbrook Farm Cottage Photo from Google Street View 2019	

K Dadbrook Farm barn

