

COTTENHAM HERITAGE AND CHARACTER ASSESSMENT

AUGUST 2017



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INTRODUCTION

This report presents a summary of the history and character of Cottenham, which lies within the northern part of the district of South Cambridgeshire. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Cottenham Parish Group as the Qualifying Body for the neighbourhood plan and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as *".... an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."* This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.





Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the document *"An Approach to Landscape Character Assessment"* (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England, previously English Heritage has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).

This study builds upon previous work carried out by the Cottenham Neighbourhood Group including:

- Cottenham Village Design Statement, Cottenham Village Design Group, 2007; and
- Pre-Submission Draft Neighbourhood Plan, March 2017.

CONTEXT



Context

This section of the report describes the location and context of Cottenham and summarises current planning policies which are relevant to the study.

Location

Cottenham is located approximately 9km north of Cambridge city centre as shown on Figure 1. The civil parish extends to over 29km² and is bordered to the north by the River Great Ouse. The village of Cottenham lies towards the southern end of the parish and is surrounded by drained fenland which separates from the nearby rural settlements of Rampton (2.6km west), Oakington (4.9m south-west) and Landbeach (3.6km south-east) and Histon (4.2km south), on the northern edge of Cambridge. The population at the 2011 census was 6,095.



Figure 1: Location and Context



Planning policy context

National Planning Policy

National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise *"the desirability of new development making a positive contribution to local character and distinctiveness"* and should seek *"opportunities to draw on the contribution made by the historic environment to the character of a place"*.

Planning Practice Guidance

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 and is regularly updated (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that *"development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development"* and that the *"successful integration of new development with their surrounding context is an important design objective"*.

Local Planning Policy

South Cambridgeshire Adopted Development Plan, 2007

The adopted development plan for South Cambridgeshire is currently formed of a suite of documents originally developed as the South Cambridgeshire Local Development Framework (LDF).

South Cambridgeshire Core Strategy, 2007

The Core Strategy (adopted 2007) sets out the over-arching vision and policies which govern development across the district. The strategic vision recognises the need for the district to contribute to satisfying the development needs of the Cambridge Sub-Region while preserving and enhancing its rich built and natural heritage and distinctive character.

Objective ST/e of the Core Strategy is to *"protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size, character and function and that the buildings and open spaces which create their character are maintained and where possible enhanced."* This is further supported by objective ST/j which states that the Core Strategy will *"ensure that the district's built and natural heritage is protected and that new development protects and enhances cherished townscape assets of local urban design, cultural, and conservation*

importance, and character of the landscape."

- The Core Strategy also includes a number of key policies which are directly relevant to heritage and character. These include:
- ST/1 Green Belt – relates to an area south of the village where development is restricted to protect the landscape setting of Cambridge; and
- ST/5 Minor Rural Centres – defines Cottenham as a minor rural centre which provides services and facilities for the rural hinterland.



Denmark Road, Cottenham

South Cambridgeshire Development Control Policies, 2007

This document sets out policies relating to sustainable development, design quality and development principles. Those policies which are of most relevance to this heritage and character assessment include:

- DP/2 Design of New Development - which includes a requirement that all new development must preserve or enhance the character of the local area;
- DP/3 Development Criteria – states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on village character of on the countryside, and landscape character;
- DP/4 Infrastructure and New Developments – requires some new development to make contributions to the preservation or enhancement of the historic landscape or townscape;
- GB/1 Development in the Green Belt – includes an assumption against inappropriate development in the Cambridge Green Belt;

- GB/2 Mitigating the Impact of Development in the Green Belt – requires any development considered appropriate within the Green Belt to be "located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt."
- GB/5 Recreation in the Green Belt – encourages proposals for the appropriate use of the Green Belt for increased or enhanced opportunities for access to the open countryside;
- HG/6 Extensions to Dwellings in the Countryside – sets out criteria for the design of extensions to existing buildings;
- SF/9 provides protection of existing recreation areas;
- SF/10 includes a requirement for new outdoor play space, informal open space in new developments;
- SF/12 states that the District Council will only permit extensions to the curtilage of existing marinas or boatyards, or new marinas and boatyards if development would not have an adverse impact on the landscape and character of the River Cam corridor;
- NE/4 Landscape Character Areas - Development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which it is located;
- NE/5 Countryside Enhancement Areas - Any development which would materially affect a Countryside Enhancement Area will be expected to mitigate its impact, or enhance the area, as part of the planning proposal.
- CH/1 Historic Landscapes - Planning permission will not be granted for development which would adversely affect or lead to the loss of important areas and features of the historic landscape whether or not they are statutorily protected;
- CH/3 Listed Buildings - the District Council will adopt a presumption in favour of the retention and preservation of local materials and details on Listed Buildings in the district;
- CH/5 Conservation Areas – refers to guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide;
- CH/6 Protected Village Amenity Areas – states that development will not be permitted within or adjacent to Protected Village Amenity Areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village;
- CH/7 Important Countryside Frontages - 1. Important Countryside Frontages are defined where there is land with a strong countryside character;

- CH/9 Shop Fronts - 1. The District Council will only grant planning permission for shop fronts and alterations to existing shop fronts which create a fascia and shop window which is in character with the building itself and the street scene.

A new Local Plan for South Cambridgeshire is currently in preparation, but has been delayed following an examination in public. This will eventually replace the 2007 Adopted Development Plan, covering the period until 2031.

This report is also informed by a number and builds upon a series of other studies relevant to the local area as follows:

Cottenham Village Design Statement SPD, 2007

The aim of this Supplementary Planning Document (SPD) is to ensure that "further development and change, based on a considered understanding of how the village's past and present will contribute positively to the future of Cottenham and protect and enhance its special nature". Several sections of the SPD are relevant to this heritage and character assessment, in particular:

- Landscape and wildlife;
- Settlement;
- Open spaces;
- Buildings;
- Highways; and
- Street furniture.

Guidelines set out within the SPD have also been reviewed to inform the principles for managing change described at the end of this report.

Development Affecting Conservation Areas SPD, 2009

This SPD builds on policies set out within the Development Control Policies described above, including details on how they will be implemented. It covers extensions to existing buildings, infill sites where gap sites in villages may be large enough to accommodate some new development, and backland development, where land is proposed for development within existing plots. The document provides detail on how to consider appropriate scale, massing, form and detailing and the choice and use of materials. This SPD has been considered in preparing the principles for managing change described at the end of this report.

District Design Guide SPD, 2010

The District Design Guide is intended to ensure the delivery of sensitively and appropriately designed, sustainable developments. It provides further details and guidance to support the policies set out in

the Development Control Policies document and contains information which is directly relevant to this heritage and character assessment, including:

- Village landscape and settlement analysis;
- Urban design principles; and
- Elements of design.

HISTORICAL DEVELOPMENT



Introduction

Cottenham developed from Saxon origins, and is known to have been well established by the end of the early medieval period. Cottenham's early economy was focused around the fenlands to the north of the village, which defined the medieval landscape before the land was drained.

As drainage of the fens took place from the 17th century, agricultural production intensified to become a defining characteristic of Cottenham. Of particular note are the orchards which came to prominence during the 17th century and dominated the open land surrounding the village well into the 20th century.

Despite some limited industrial activity and large scale rebuilding of the village during the 19th century, expansion beyond the medieval boundaries was limited until the mid-20th century in spite of a doubling in population from 1801 to 1901. Near doubling again to the present, population increase has necessitated the expansion of housing estates outside of the historic core, and a commuter culture has prevailed over the historic agricultural character of the village.



The Crowlands Moat, Tenison Manor

Timeline

Early Medieval, AD411-1065

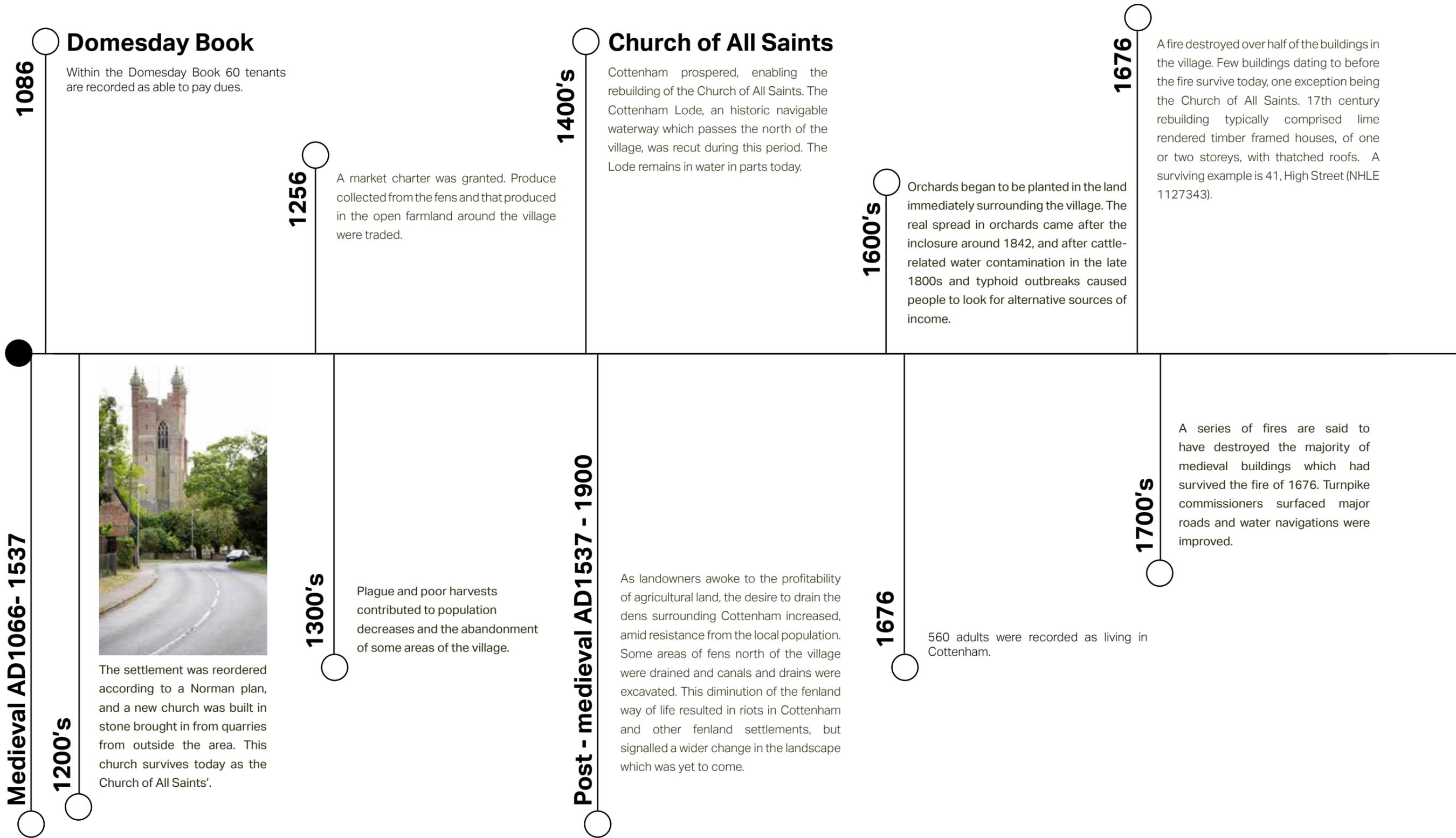
Cottenham's origins lie in the period as a Saxon settlement. Five Grubenhous, earth fast timber houses, are known from archaeological evidence to have been located in the Lordship Lane area and are believed to be part of a larger settlement.

The existence of Cottenham toward the end of the period is known from documentary evidence and is recorded in c.1050 as Cotenham, meaning Cotta's homestead or promontory.

Medieval, AD1066-1537

Cottenham was well established by the beginning of the medieval period, and was one of the largest villages in Cambridgeshire. The present layout of the historic core of Cottenham has its origins during this period. Cottenham had most likely evolved from the earlier Saxon settlement into a number of Norman Manors. One such manor belonging to the estate of Crowland Abbey in Lincolnshire, was established and the Crowlands Moat survives today as a scheduled monument, surrounded by the modern Tenison Manor housing estates.

Timeline



1783



Gothic House, originally built c.1700

A Baptist Meeting Chapel was opened on the High Street, and enlarged in 1798

1813

A rival Baptist chapel was opened on Rook's Lane, and was enlarged in 1828.

1843 - 1847

1843 - A village post office was opened.

1843 - An annual ploughing match was established, and annual shows for crops, flowers and horses were set up in the 1880s.

1847 - The Land Drainage Act, supported by the Dukes of Bedford, led to increased drainage and enclosure of fens and the sweeping away of the medieval landscape.

1847 - A railway station was opened in Oakington, 5 km south-west of Cottenham. The railway facilitated the expedited export of agricultural produce, and the import of modern building materials.

1847 - Supported by the Dukes of Bedford, The Land Drainage Act was appealed leading to increased drainage and enclosure of fens and the sweeping away of the medieval landscape.



High Street, date unknown

1865 - 1866

1865 - A large Wesleyan Methodist chapel was built on the High Street, and survives today.

1866 - A gas works was opened off Lamb's Lane.

1886 - 1887

1886 - The Salvation Army were active in Cottenham from 1886.

1887 - Despite the agricultural character of the settlement, surrounded by dense orchards and market gardens, historic mapping shows limited industry had existed in the village. This included brick making, metal working, milling, malting and brewing. Numerous yards and workshops were also present in the village.

19th Century

The trend of fen drainage and agricultural expansion reached its peak during the century. Enabled by Acts of Parliament and through the aid of steam technology, the efficiency and rate by which fenland could be drained and enclosed into agricultural land was greatly increased.

Numerous small roads were consolidated into tolled drove roads early in the century during enclosure of the land in the parish. Twenty Pence Road, which took traffic north to the Fens, and the road south to Histon and Cambridge took their present form at this time. Drove roads and water transport on the Cottenham Cut were the primary means of travel until the arrival of the railway to nearby Oakington.

Increased availability of building materials, and a population increase, encouraged large scale rebuilding of the village during the period. Development largely extended in a linear manner along the high street to the south, resulting in a High Street today which is approximately 2km in length. 1801 - Cottenham's population was recorded in the census as 1,088.

1840's

A brick works is known to have been located on Ivatt Street until approximately 1905. The works would have manufactured buff coloured bricks from locally sourced Kimmeridge Clay, which is distinct from the gault clays more common around Cambridge. These bricks are mellow and more varied in colour and this contributes strongly to the special character of the 19th century development in the village.

1850's

1850s - Several typhoid outbreaks affected the village. Efforts were made to improve water quality in 1885.

1852 - A cricket club was started.

1853 - A reading room was established as the Philo Room, and was replaced in 1904 by the Victorian Society. The 1904 building is occupied today by The Cottenham Club and is located on the High Street.

1853 - Moreton's Charity Almshouse was constructed on Rampton Road and continues to operate as a home today.

1856 - Both Baptist churches in Cottenham were rebuilt. Both stand to this day.

1858 - Choral societies are known in the village from this time.

1880's

Horse racing had taken place in Cottenham from the late 18th century, however a permanent course was established in the 1880s. The course survives today; located east of the village, outside of the neighbourhood plan area.



Little London Almshouses, built 1853

1898

New Cottenham Gas and Water Co. was formed, and was successful in improving water quality. A well was sunk and the windmill off Rampton Road was converted to a water tower, as it stands today.

1901

Cottenham's population was recorded in the census as 2,393.



Cottenham Co-op, 1920's

1920's and 30's

1920s-30s – Cottenham saw little effect from the inter-war house building boom. Examples of 1930s housing however can be found at the junction of Oakington and Rampton Roads.

1937 - A purpose built chapel was constructed for the Salvation Army on the High Street, and continues in use today.

1939 - A new recreation ground was established off Lambs Lane, managed by a sports and social club from 1965.



Victoria Institute and Lamp, 1935

1980's

1980 – Apparent from historic mapping, orchards remained a defining although somewhat declining feature of the open land surrounding the village although housing had overtaken those orchards which had been located closest to the historic core.

1981 – Cottenham's population had almost doubled since 1951, reaching 4,125.

20th Century

Cottenham had begun the 19th century as a prosperous, but small, agricultural village with a strong vernacular architectural tradition of timber framed buildings. By the beginning of the 20th century, the village's population had more than doubled and the built form of the settlement was that of a large, primarily brick built, Victorian village. Extended beyond its historic boundaries for the first time in over 700 years, the plan of the village remained primarily linear, forming close grain development along village roads with large rear plots utilised for market garden production (see Appendix B).

1908

Cottenham is known to have had two football clubs and a cycling club.



Pond and village green, c. 1910

1950's - 1970's

1951 - Cottenham's population was recorded in the census as 2,440.

1963 – Cottenham Village College comprehensive school was opened off the High Street to serve Cottenham and surrounding villages.

1972 – The Village Plan maps show a number of small housing estates, which include Coolidge Gardens, Victory Way and Orchard Close as well as others. Development between Lambs Lane and High Street were encouraged by the plan, as was the infill of gaps in existing development.



Chequers, 1960

Present

The majority of housing in Cottenham beyond the historic core was built after 1951, largely in the form of estates which have expanded the settlement outside of its historic boundaries. These estates, as well as improved transport links, a reduction in the range of public transport and an increase in car ownership have facilitated the emergence of Cottenham as a commuter settlement with workers travelling to cities for employment. The village's association with production in the surrounding countryside, as well as industrial production, shopping, and cultural activities in the village have become less significant contributors to the character of the village.

CHARACTER ASSESSMENT



Existing Character Assessments

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area spans two National Character Areas (NCA), as defined by Natural England (Natural England, 2014). NCA 88: Bedfordshire and Cambridgeshire Claylands covers the southern part of the parish, including the village (See Figure 2). The lower lying land in the north is covered by NCA 46: The Fens. NCAs are broad but provide some context to the character of the study area. The key characteristics of NCA 88 which are or particular relevance to this assessment are:

- Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal;
- Diversity of building materials including brick, render, thatch and stone; and
- Smaller towns, villages and linear settlements widely dispersed, giving a rural feel; fen-edge villages are often in a linear form along roads.

The key characteristics of NCA 46 which are or particular relevance to this assessment are:

- Expansive, flat, open, low-lying wetland landscape offering extensive vistas to level horizons and huge skies, providing a sense of rural remoteness and tranquillity;
- Woodland cover is sparse;
- The predominant land use is arable;
- Open fields, bounded by a network of drains and the distinctive hierarchy of rivers (some embanked), have a strong influence on the geometric/rectilinear landscape pattern; and
- Domestic architecture mostly dates from after 1750 and comprises a mix of late Georgian-style brick houses and 20th century bungalows.

The East of England Landscape Framework, which provides guidance at the regional scale, defines two Landscape Character Types (LCT), which cover the study area. The south of the parish, including the village, is covered by the Lowland Village Farmland LCT, which is described as a “a well settled, low lying landscape which is often crossed by major river corridors. The high density of settlement, intensive agriculture and major transport infrastructure mean that this is often a busy, rural landscape.”. In contrast, the Planned Peat Fen LCT, which covers the north of the parish, is described as “a flat, low lying and sparsely populated landscape characterised by dark peaty soils, a grid like pattern of large arable fields bounded by drainage ditches and wide

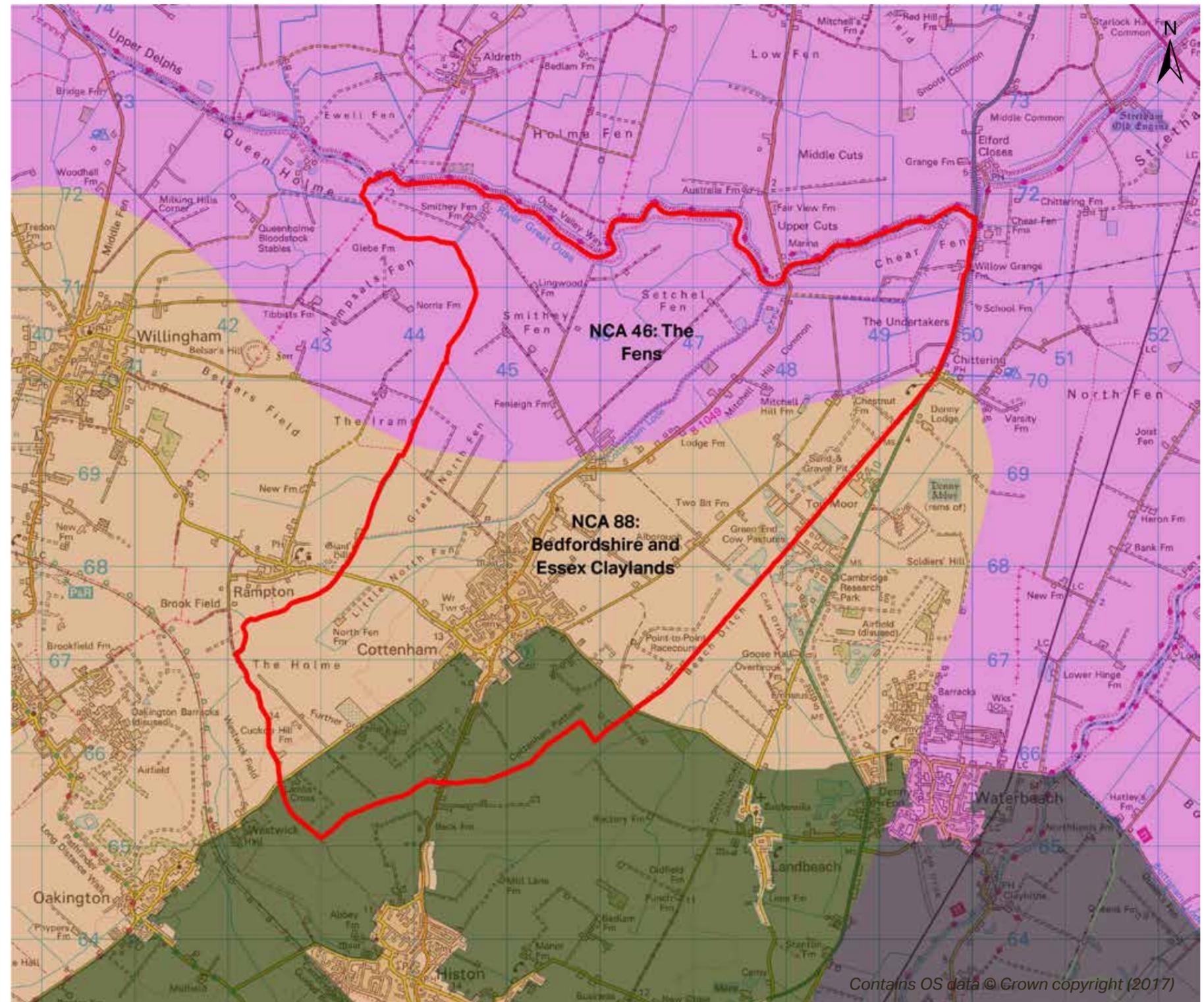


Figure 2: National Character Areas and Green Belt

0 1.5 3
Kilometers

views to distant, often dramatic skies.”

There is no published landscape character assessment for South Cambridgeshire District, although there are a number of documents at the local level which reference landscape character. The Cambridgeshire Landscape Guidelines, which were published in 1991, define two landscape character types, which are broadly similar to the LCTs at the regional level described above. The Cambridge Green Belt study, published in 2002, also includes the part of the study area covered by Green Belt, which is defined as Western Fen Edge (2A). The South Cambridgeshire District design guide SPD makes reference to the area in the description of “Fen Edge”.

Character Assessment

Key Characteristics

Natural England defines key characteristics as “*those combinations of elements which help to give an area its distinctive sense of place*” that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Cottenham are as follows:

- Flat, open, arable landscape surrounding the village, with very little settlement and a strong sense of remoteness and isolation and huge open skies;
- Dense vegetation around the boundaries of the village, some of which forms remnants of historic orchards which were once common;
- A rich variety of historic buildings demonstrating a range of architectural styles, particularly along the long High Street which extends through the village;
- Attention to architectural detailing is common in older buildings, which is a reflection of the wealth of the area in the 18th and 19th centuries;
- Strong links with agriculture remain, including some farm buildings along the High Street;
- Most buildings are two storeys in height are detached or semi-detached and constructed in distinctive local buff brick with slate or tiled pitched roofs. Some older buildings have thatched roofs; and
- Mature trees and garden vegetation contribute strongly to the streetscene, particularly in the south.

As set out above, the character of the landscape is the result of the

action and interaction of a range of natural and / or human factors. These are considered in turn below in relation to the neighbourhood plan area.

Natural Factors

Geology and soils

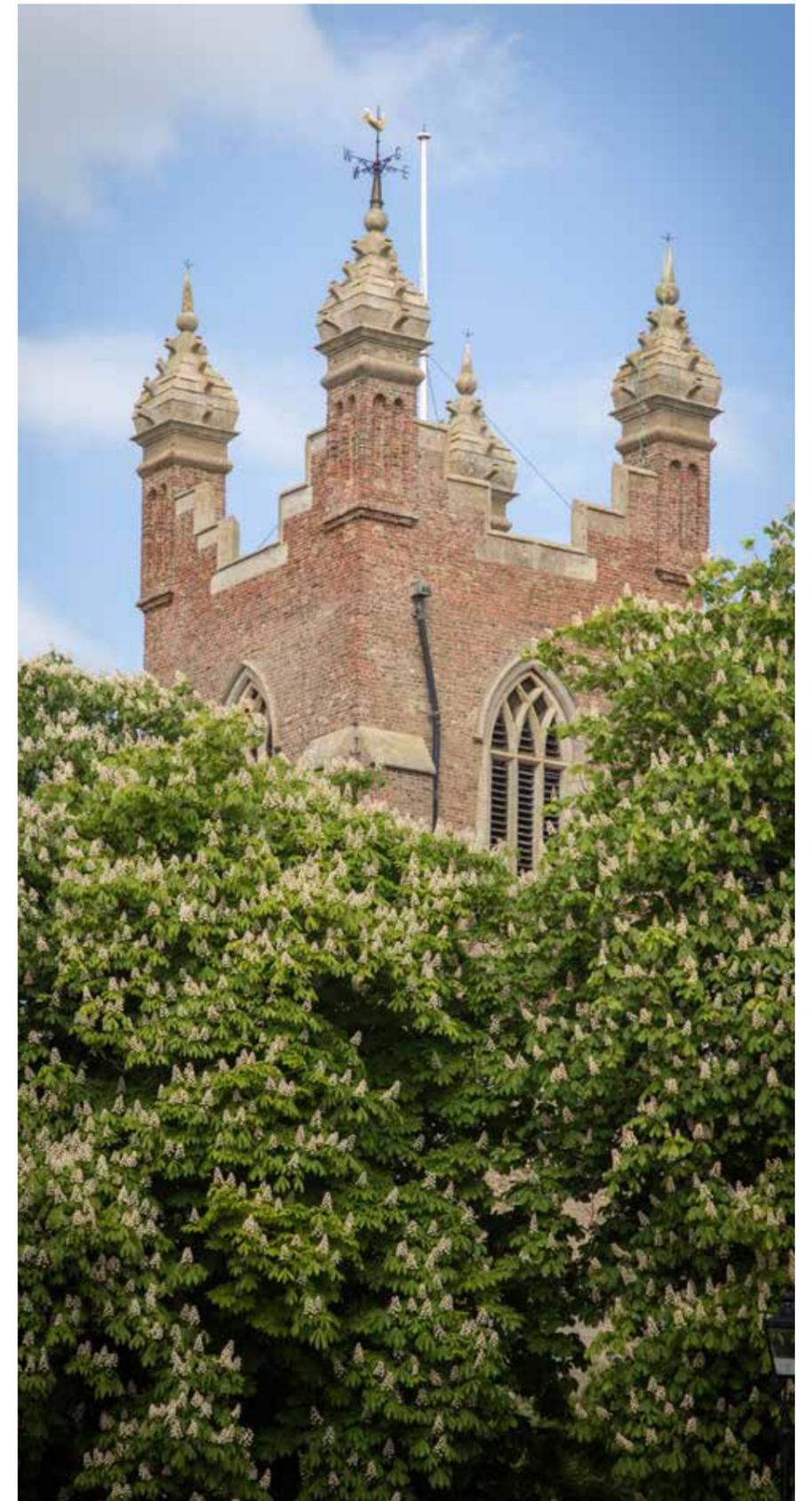
The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped over by natural processes including erosion and sedimentation over millions of years. These process help to define the landform, soils, vegetation, drainage and building materials which are common in an area.

Four distinct bands of bedrock underlie the study area, orientated broadly south-west to north-east (British Geographical Survey, 2017). They comprise:

- Gault Formation - Mudstone. Sedimentary Bedrock formed approximately 100 to 112 million years ago in the Cretaceous Period. Local environment previously dominated by shallow seas;
- Woburn Sands Formation - Sandstone. Sedimentary Bedrock formed approximately 100 to 125 million years ago in the Cretaceous Period. Local environment previously dominated by shallow seas. The majority of the village is located over this bedrock;
- Kimmeridge Clay Formation - Mudstone. Sedimentary Bedrock formed approximately 151 to 156 million years ago in the Jurassic Period. Local environment previously dominated by shallow seas; and
- Ampthill Clay Formation - Mudstone. Sedimentary Bedrock formed approximately 156 to 161 million years ago in the Jurassic Period. Local environment previously dominated by shallow seas.

The underlying bedrock strongly influences the pattern of soils within the study area (Soilscape, 2017). There are five main types of soil, comprising:

- Soilscape 5: Freely draining lime-rich loamy soils
- Soilscape 6: Freely draining slightly acid loamy soils
- Soilscape 9: Lime-rich loamy and clayey soils with impeded drainage
- Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
- Soilscape 23: Loamy and sandy soils with naturally high groundwater and a peaty surface.



All Saints' Church, Cottenham

Topography and Hydrology

The topography of the study area has a strong influence on the character and setting of the village of Cottenham (See Figure 3). The majority of the land within the parish lies below 10m Above Ordnance Datum (AOD), with most of the land to the north of the village at or just above sea level (0-2m AOD). The land here is flat or very gently undulating as result of historic draining of the Fenland. As a result, huge, open skies are a common.

A series of “drains” flow north towards the edge of the parish where they are pumped into the River Great Ouse, which meanders along the northern boundary of the parish. Leveed banks line the river and the larger drains, such as Cottenham Lode, so that they are not always immediately visible in the landscape. The drains exert a strong influence on the structure of the landscape in the north and south, in particular and field patterns, the network of roads and Public Rights of Way (PRoW).

The village of Cottenham sits upon a narrow ridge of higher ground, which lies at between 12 and 16m AOD. This ridge is not perceptible within the village, except occasionally where there are views out to the surrounding landscape, such as on the southern edge of the village towards Oakington. It is also apparent on the approach to the village from Rampton to the west, where the higher ground of the edge of the village is visually exposed.

Other topographical features include an extensive landfill site close to the A10 at Top Moor in the east, which is prominent due to the flat, open landscape which surrounds it. Within the village itself, a mediaeval moated enclosure now forms a public open space, which is slightly elevated above the surrounding residential estates.

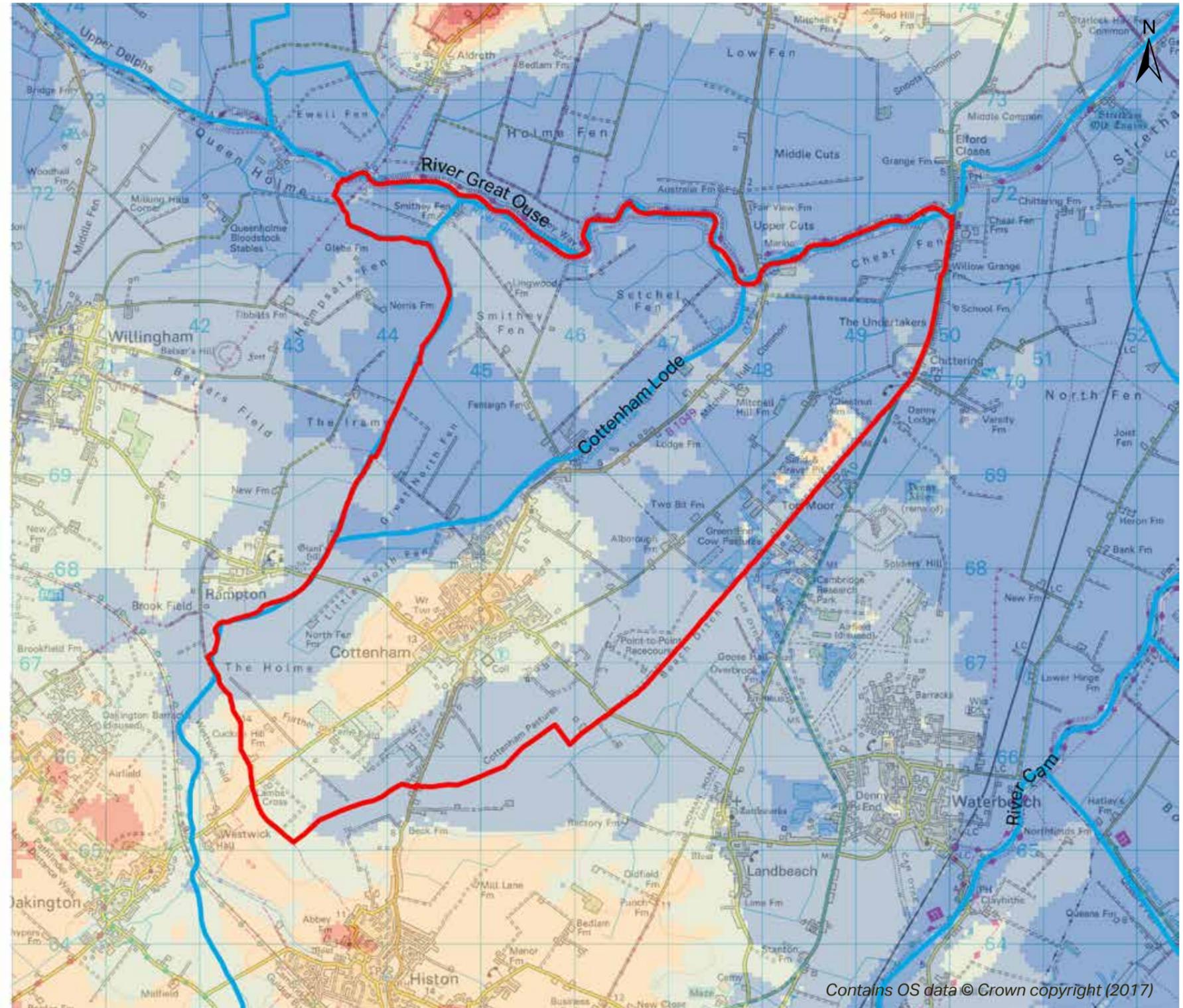


Figure 3: Topography and Hydrology

0 1.5 3
Kilometers



Higher ground, Rampton Road



Cottenham Lode

Cultural and Social Factors

Movement and connectivity

The primary route serving the area is the A10 trunk road, which bypasses the village to the east close to the boundary of the parish. A number of secondary routes connect with the A10 and surrounding villages.

Cottenham, which is one of the largest settlements in the area, is isolated within an open agricultural landscape, which is surrounded by a series of smaller settlements. Its historical role as an important local commercial



The High Street

centre is reflected in the network of roads which connect Cottenham to these outlying settlements, which converge close to the centre. As a consequence, there are high levels of traffic on these routes, including heavy goods vehicles and buses, which can cause congestion and generally disrupt the relative sense of tranquillity. This makes it difficult for pedestrians and cyclists to safely cross the High Street, particularly at the bend where the local Co-Operative supermarket is located. The High Street, along with Lambs Lane and Rampton Road, form a ring at the centre of the village and other minor roads lead off of this to other nearby settlements including Rampton, Oakington and Landbeach.

The B1049 passes through the centre of the village leading north from Cambridge and Histon to Wilburton. It is referred to by a number of names but is known as the High Street within the village. The High Street remains largely on its historic alignment and is narrow in places. This can lead to bottlenecks, particularly where the road bends or there is on street parking. Some properties facing onto the High Street have private parking to the rear, accessed by narrow passages between buildings.

These roads are broadly straight and at a similar level to the surrounding landscape and can be congested with traffic at peak times. Beyond these routes, roads in the surrounding countryside are sparse and are generally limited to narrow "droves", such as Lockspit Hall Drove and Setchel Drove. These roads, which are long and straight and mostly single-track, often lead only to isolated farms and are therefore lightly trafficked.

PRoW generally follow droves, where they are defined by the Ordnance Survey as "other routes with public access", or the leveed banks of

drains, such as Cottenham Lode. The Ouse Valley Way long distance trail runs along the northern side of the River Great Ouse, just beyond the boundary of the parish. Only one PRoW leads out of the village, along Great North Fen Drove, but this connects with a longer footpath along New Cut Drain with routes into the wider countryside.

The movement network within the village beyond the High Street, Lambs Lane and Rampton Road is complicated. Housing estates constructed since the end of the Second World War are generally arranged around loop roads, such as Coolidge Gardens, or cul-de-sacs, such as Pelham Way, which restrict permeability and legibility. On street parking is



Traffic and on street parking, High Street

COTTENHAM HERITAGE AND CHARACTER ASSESSMENT

common in the older housing estates, where there are more modern estates, such as the Linnets, tend to have private driveways or garages.

Land use and land cover

Land use within the countryside surrounding the village is principally agricultural. Large-scale arable fields are common, particularly in the drained Fenland in the north and west. Historic names, such as Smithey Fen, Setchel Fen and Great North Fen have endured in these areas. Whilst hedgerows and trees often follow the routes of droves, they are generally lacking along field boundaries and this increases the sense of openness, remoteness and isolation. Woodland is almost entirely absent, except some small blocks around the village and restored mineral works and occasional orchards, which were once common across the landscape, particularly in the south. Exceptions include the young plantation at Les King Wood, which is located between Cottenham and Rampton. Drains are also largely devoid of vegetation, although the character of the River Great Ouse is more natural, with some wider areas of pasture and riparian vegetation, such as Willow. Other land uses within the rural landscape include a Point-to-Point racecourse to the east of the village and an extensive gravel pit and landfill at Top Moor, close to the A10, outside of the village.



Post-war housing estates, Coolidge Gardens

Land use within the village is mostly residential, interspersed with occasional other uses. There are a range of shops and other businesses, mostly distributed along the High Street; there is no distinct commercial centre. These shops tend to be located within residential-scale buildings with flats above. The village primary school is located on Lambs Lane and the secondary school, Cottenham Village College, is located off of Histon Road. A small community centre and coffee shop is located within the Methodist Church with a Co-Operative supermarket

opposite, close to the geographical centre of the village at a bend in the High Street. A small industrial estate is located in the west of the village off of Broad Lane with occasional other industrial uses in the north of the village along the High Street.

There are substantially more trees and other vegetation within and on the edges of the village than in the surrounding landscape. Private rear gardens in particular contribute a good cover of trees and the edges of estates tend to include at least some planting. The field pattern around the edges of the village is also much smaller than in the rural landscape. Many of these fields are remnants of historic orchards which are now disused and overgrown, such as along Millfield Road and Church Lane,



Cottenham Village College



Village supermarket, High Street

or are used for grazing. As a result, the edges of the village tend to be well screened from the surrounding landscape.

Urban structure and built form

Settlement within the parish is focused within the village, apart from a small number of isolated farmsteads within the wider rural landscape. The structure of the village is strongly influenced by its historical development and, in particular, the network of roads which connect Cottenham to nearby settlements, as explained above (See Figure 4).

The buildings which line the High Street were developed plot-by-plot over centuries and as such, there is a rich variety of styles of architecture. The arrangement of narrow, long plots, which extend back from the High Street has remained largely intact in the north of the village (see Inset A). In the south, buildings are generally located within larger plots with buildings set back behind wide verges and the village green. The High Street bends at either end curtailing views and this creates enclosure and a strong sense of place. Backland development is common along the length of the High Street where long plots have been subdivided, original buildings have been extended or agricultural buildings converted to residential or commercial use.

Buildings are generally two or three storeys in height and constructed in a range of materials. Buff coloured brick with slate roofs are common, particularly in the centre (Inset B) and north of the village. Rendered façades distinguish some buildings and are often painted. Some older properties have thatched roofs, which adds to the rich variety of styles. Original shop fronts have generally been retained and their individuality adds to the richness of character along the High Street.



Architectural style varies between buildings

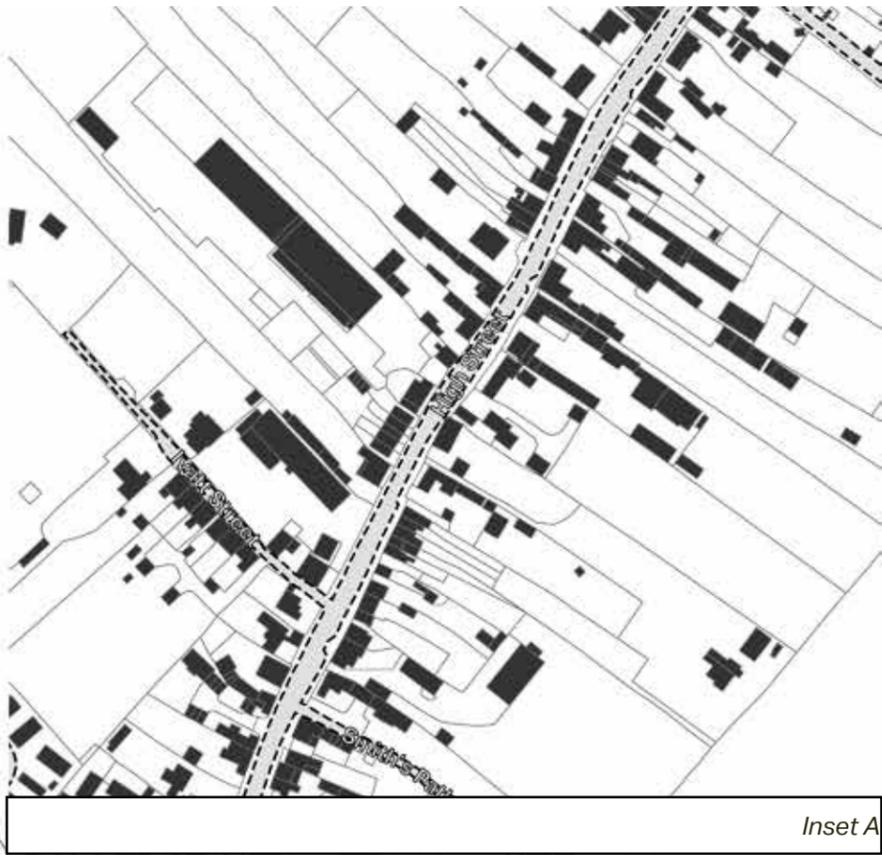
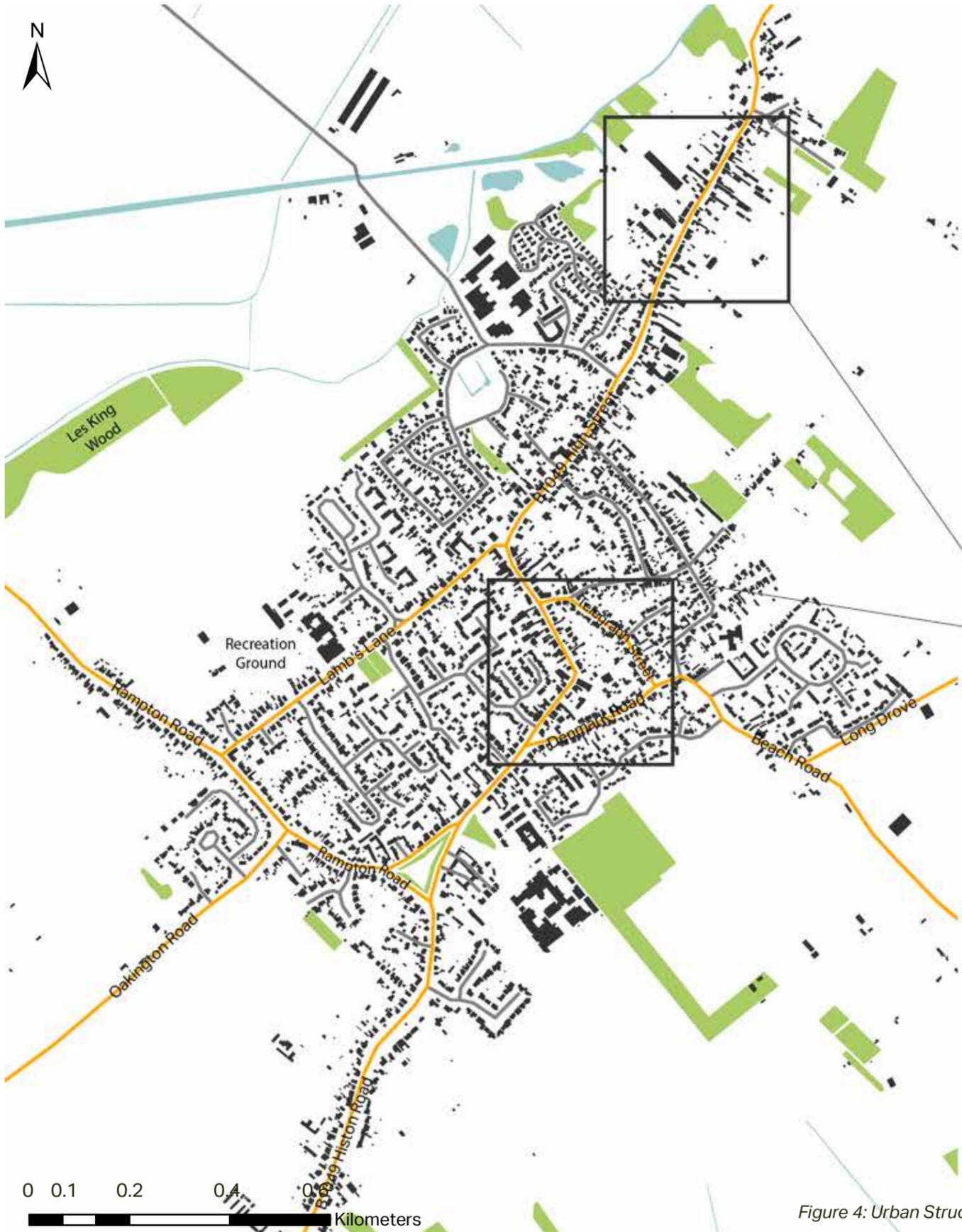


Figure 4: Urban Structure

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COTTENHAM HERITAGE AND CHARACTER ASSESSMENT

There is a mixture of detached, semidetached and terraced houses, which create a varied streetscape. Buildings are either positioned directly to the rear of the pavement or, in the case of larger private houses, are set back within gardens. Houses and small shops are interspersed with larger scale civic buildings, such as Cottenham Baptist Church and former Methodist Church and larger houses, such as the distinctive Gothic House. These buildings act as important way markers along the street, assisting with orientation along this long route. There are also occasionally modern buildings along the High Street, for example at the corner of Telegraph Street, which reflect the style and scale of other buildings on the street but lack the quality and attention to detailing. There are also examples of where modern architecture also makes a positive contribution to the townscape.



Rich architectural detailing

As shown on the timeline, a number of housing estates were built in the south of the village from the post-war period through to the late 20th century. These estates were largely developed on former orchards located to the rear of properties lining the High Street and very little development extends beyond this historic edge. The density of this development is generally high, particularly in the later estates, such as The Linnets, The Herons and Leopold Walk. Most houses are two storey detached or semi-detached, with occasionally some short terraces. There is generally no or little reference to the local vernacular with national housing styles which were fashionable at the time most common. Housing typologies are, however, often mixed so that neighbouring buildings are distinct, for example along Pelham Way. Brick is the common building material, in a range of colours, occasionally with horizontal band detailing. Most roofs are finished with slate or pantiles and most houses have front gardens, off street parking and larger rear gardens. Some streets, such as Rooks Street, are a mixture of older 19th



Detached buildings with rear yards are common



Pitched roofs are typical



Terraced cottages, Histon Road



Modern architecture, Rampton Road

century and later 20th century properties. The differences in pattern, scale, architecture and detailing are most obvious here.

Heritage Assets

The Cottenham Neighbourhood Plan area contains one scheduled monument, 66 listed buildings and the Cottenham Conservation Area. A number of buildings have also been identified which are not designated, but which are considered to positively contribute to the character and appearance of the area.

Scheduled Monuments

There is a single Scheduled Monument located within the neighbourhood plan area. This comprises the Cottenham Moated Site (NHLE 1013882) and is the remains of a medieval moated enclosure associated with Crowland Abbey in Lincolnshire.

Listed Buildings

There are 66 listed buildings within the neighbourhood plan area. Of these a single example is considered of exceptional interest and is Grade I listed. This comprises the Church of All Saints (NHLE 1127339) built in the 13th century, but mostly rebuilt in the 15th century. The tower dates to the 16th century. The remaining 65 listed buildings have been identified as of special interest and are Grade II listed. These primarily comprise houses and agricultural buildings, and are a reflection of the influence of the agricultural economy upon the historical development of the village of Cottenham. Notable listed buildings include: The Old Rectory (NHLE 1127322), dated to the 19th century with some surviving 17th century elements; Moreton's Charity Almshouses (NHLE 1127333), constructed of gault brick and built in 1853; and Gothic House (NHLE



Gothic House, High Street, Grade II

1127330), a 19th century neo-Baroque house with a rendered facade and the heavy ornamentation typical of the style.

Grade II listed buildings in the neighbourhood plan area largely date to the 19th century, although earlier examples exist: Barns, Rear of Number 343 (NHLE 1318030) constructed in the 17th century; A pair of thatched timber framed cottages at 10 High Street (NHLE 1163931), with a rendered brick façade and dated to the 17th century; and White Cottage (NHLE 1331348), of similar construction to 10 High Street, dated to the 18th century.

Further information regarding listed buildings can be found at the National Heritage List for England.

Conservation Areas

A single conservation area, Cottenham Conservation Area, is located within the neighbourhood plan area (see yellow area on Figure 5). The Cottenham Conservation Area has been designated in recognition of special architectural and historic interest whose character or appearance is to be preserved or enhanced. This interest is derived from the prevalence of historic fabric which survives in the area, and the development of the area from the medieval period which is apparent in that fabric.

A total of 64 listed buildings are located within the conservation area of which a single building is Grade I listed (All Saints' Church), the remaining being Grade II.

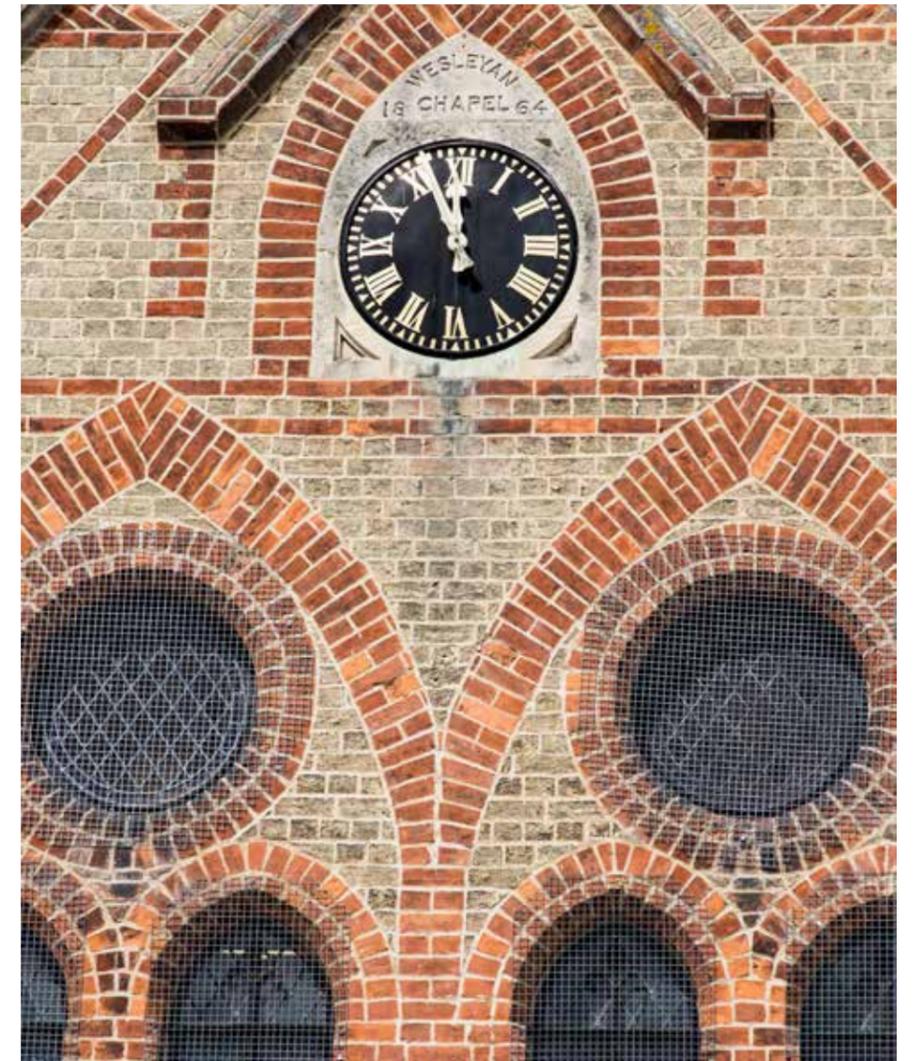
The conservation area covers the majority of the historic area of the village at the time of the 1901 Ordnance Survey map, and only two listed buildings in the neighbourhood plan area are not included within the boundary of the area. These include Moreton's Charity Almshouse (NHLE 1127333) and Tower Mill (NHLE 1164084).

For further information regarding the Cottenham Conservation Area Assessment, please contact South Cambridgeshire District Council.

Local Listed Buildings

Local lists form a vital element in the reinforcement of a sense of local character and distinctiveness in the historic environment. By identifying significant local heritage assets, they play an essential role in informing the development of local plans. No formal local list has been adopted for the neighbourhood plan area by South Cambridgeshire District Council; however a number of buildings and structures have been identified which positively contribute to the character and heritage of the area and should be considered in the formal adoption of a local list of non-designated heritage assets. These are as follows:

- 354 High Street is a well preserved house, constructed of gault brick, built before the 1887 Ordnance Survey map. The house has notable architectural features, including overhanging eaves and



Former Methodist Church, now Cottenham Community Centre

four tall pairs of chimney stacks. The house faces onto The Green and enhances the visual interest of this key focal area of the village;

- Cottenham Methodist Church was constructed in 1864 for Wesleyan Methodists. The chapel's Gothic Revival style, constructed of gault brick with red brick dressings, is architecturally distinct from most structures within the neighbourhood plan area and holds a prominent location on a bend of the High Street. The chapel also holds historic value in its representation of non-conformist beliefs in Cottenham from the mid-19th century to the present;
- The neighbouring house, 250 High Street, was built in 1866 and shares the Gothic Revival style of the historically associated Cottenham Methodist Chapel. Architectural interest is derived from its style, while the greatest interest is derived from the group value with the chapel.
- The former Baptist chapel on Rooks Lane was built in 1856, on the

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Figure 5: Heritage Assets

site of an earlier chapel. The building is typical of non-conformist chapel architecture, with a parapet gable facing onto Rooks Street but otherwise is modest architecturally. The chapel is of historic interest to the diversity of non-conformist beliefs in the village;

- Manor Farmhouse (344 High Street) is a red brick house with blue brick and stone dressings constructed in the latter half of the 19th century in a Tudor revival style. The farmhouse faces onto The Green and is distinct from surrounding gault brick constructed classical style houses;



Manor Farmhouse, High Street

- The Hop Bind public house (212 High Street) was constructed in the 19th century, prior to 1887. Although not architecturally distinct from other structures in Cottenham, the public house has historically represented a social amenity to the village, and continues to act as such today;
- The Cottenham Club is a private club house, built in 1904, and is white rendered with a mock timbered second storey gable. The club was originally the Victoria Institute, a private club which remained until 1911 when finances forced its closure and replacement by a Conservative Club. The building is located on a prominent site at the junction of Lambs Lane and High Street and enhances the sense of diversity in the built environment of Cottenham's historic core. The club is also of value to the village's modern social history;
- The Salvation Army Community Church on High Street was built in 1937 and is constructed of light red brick with concrete coping and roof tiles. The building is of a modernist inspired style, with reference to non-conformist chapel architecture in its street facing parapet gable. The structure is a distinct contribution to the architectural

variety of the village and is of both architectural interest and historic interest to the modern development of Cottenham;

- 327 High Street is a 19th century house, built before 1887, constructed of gault brick, with stone and timber dressings. Notable features include a projecting eaves cornice and ornate door case. The house marks the northern boundary of The Green area, and the visual interest derived from the building enhances the setting of the key open area.



327 High Street

Green space and public realm

There are no formal parks as such, but there are a number of smaller greens and other informal public green spaces within the village. The green at the centre of the village is an attractive and locally distinctive space enclosed by three sections of the High Street, which together form a triangle of amenity grass. This space is further enclosed by tall, mature Lime trees and, together with the space leading into Cottenham Village College to the east is identified as a protected village amenity area in the South Cambridgeshire Development Plan.

The largest green space in the village is located on the western edge and encloses the Crowlands Moat schedule monument. It is maintained as amenity grass with trees and provides the setting for a modern housing estate which surrounds it. Small pockets of incidental green space are common in older housing estates, such as at Victory Way and Collidge Gardens, although their function is limited by the lack of facilities they provide.

There are several playing fields around the western and eastern edges of the village which provide sports pitches, including Cottenham Recreation Ground. This space also includes a children's play facility. Other types of green space within the village include the cemetery on Lambs Lane and the allotments on Rampton Road.



Cottenham Recreation Ground

The public realm is generally limited to the pavements lining the streets, which are generally surfaced with asphalt. Larger areas have occasionally been created, for example at the junction of the High Street and Lambs Lane, where the road widens out. However, the function of these spaces is limited other than to create openness within the street.

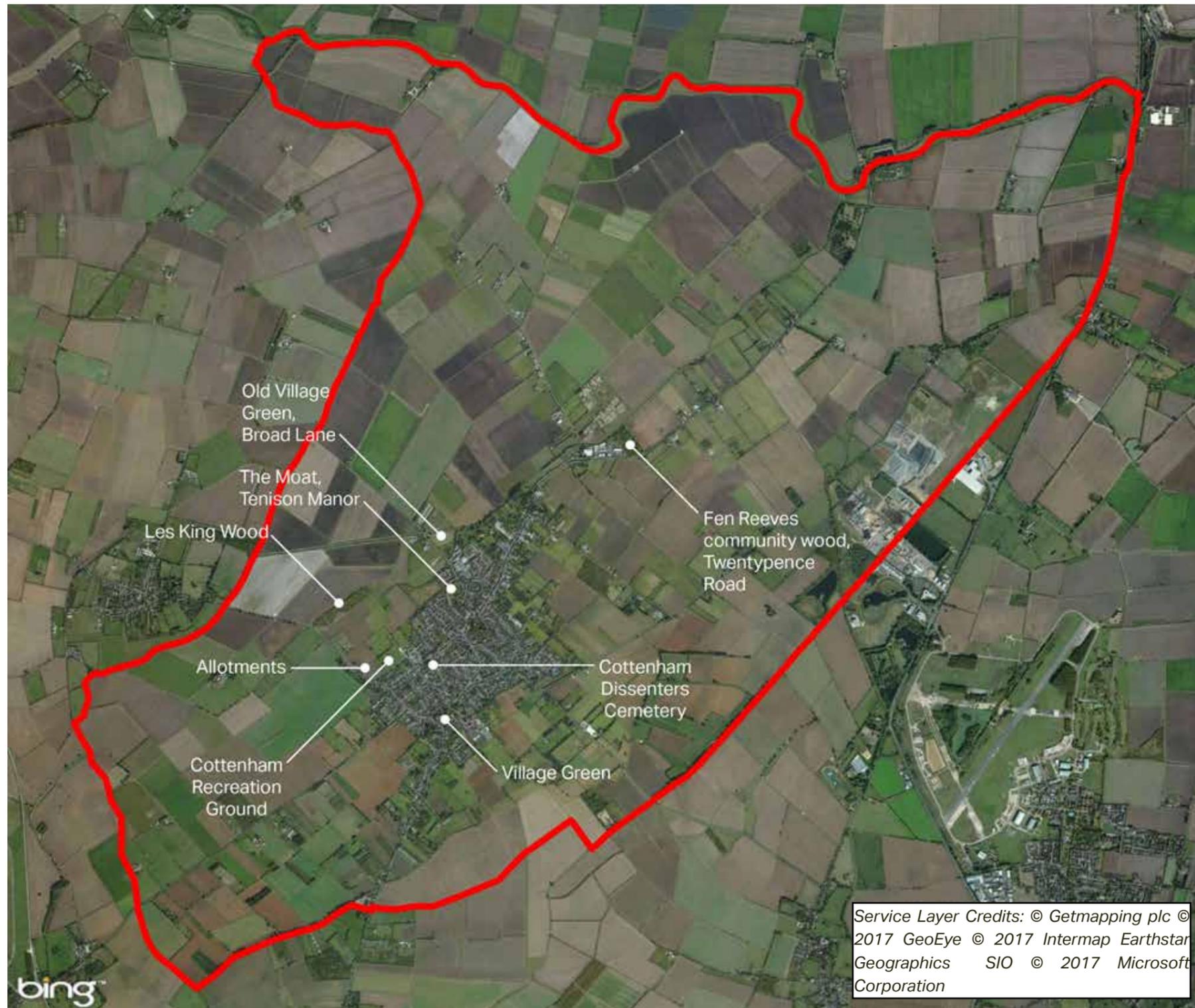
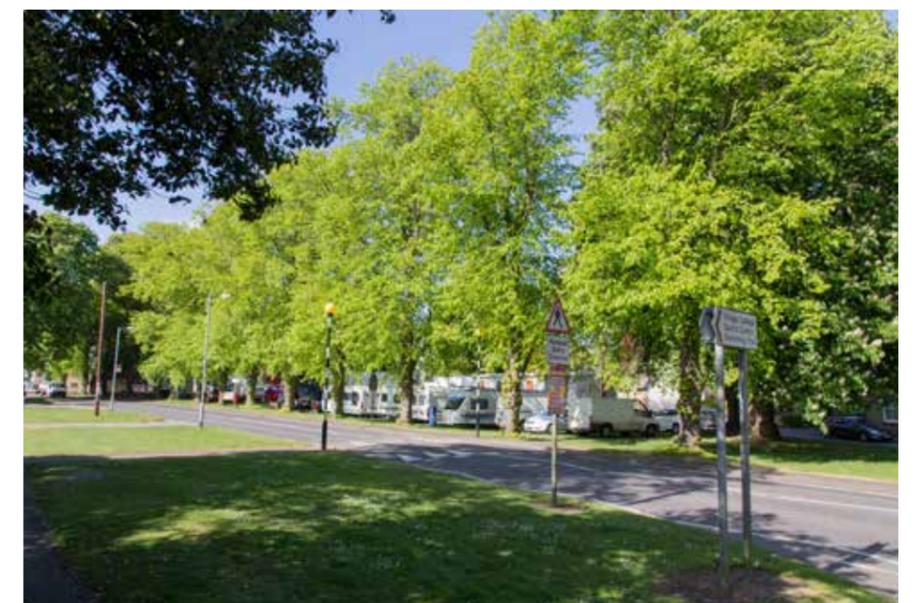


Figure 6: Green Space



Small area of public realm around the village sign

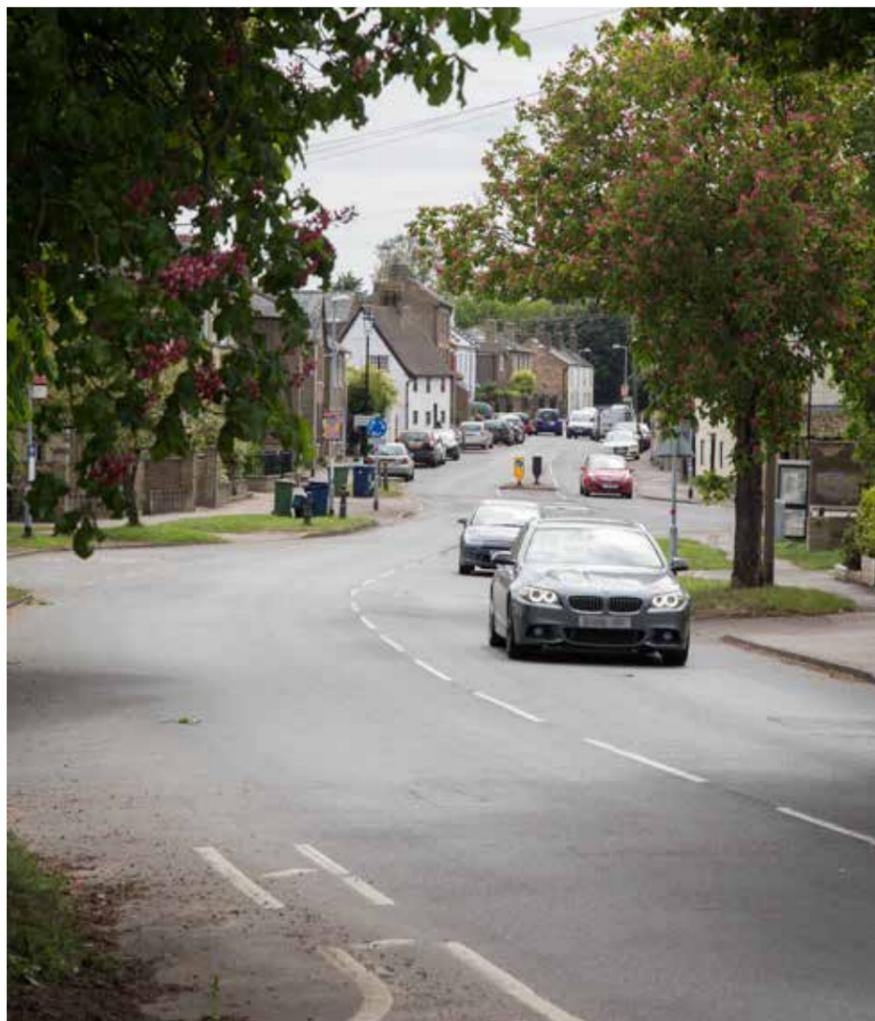


Cottenham Village Green

Views

Views within the urban areas of Cottenham are largely limited to the streets due to the density of buildings and vegetation. However, as many of the main streets are formed of long, straight sections and are reasonably wide, there is a sequence of views through the area, particularly along the High Street, which increases legibility and sense of place.

The distinctive tower of All Saints' Church, which is located at the northern end of the Village is a prominent local landmark, particularly in the drained fenland landscape around the village. It is also prominent in views along the High Street north of the Jolly Miller Public House.



Long views along the High Street, close to Broad Lane

Views out of Cottenham to the surrounding rural landscape are limited due to the density of the development, the mature vegetation along the edge of the village and the flatness of the landscape. In a similar way, views of development within Cottenham from the surrounding landscape area limited. The tower of the All Saints' Church is visible on



Views of All Saints' Church from Rampton Road



All Saints' Church is a prominent landmark

the approach from the north along the B1049 but other buildings are barely visible until entering the village. The church tower and occasional buildings are also visible on the skyline on the approach from Rampton but form part of a wide, open panorama across the flat, open landscape. The roofs of occasional buildings are visible through gaps in vegetation on the approach from Oakington.

Cultural associations

There is a strong association between Cottenham and fruit growing, which was a key industry for the village until the latter half of the 20th century. The Chivers family resided in Cottenham until the 19th century, when they moved to Histon. The Gautrey family, farmers and seed merchants known for strawberry growing, were also notable former residents and their legacy is evident in street names, such as Breda Gautrey Way in the village. However, whilst fruit growing has substantially diminished, its legacy, including the affluence it created, can be seen in many of the fine buildings within the village and the remnants of orchards in the surrounding landscape.

Cottenham hosts a series of annual events, including the Cottenham Feast Parade, which takes place in October. The village green hosts stalls and floats parade along the High Street.



Gautrey Family, 1896-1900. Cambridgeshire Community Archive Network

MANAGING CHANGE



Managing Change

The character of Cottenham described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Cottenham Neighbourhood Plan.

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate principally to the survival of historic buildings and the strong landscape framework which surrounds and provides the setting of the village:

- General consistency in scale, density, building line and height of development, particularly in the village centre and along the High Street;
- Survival of many historic houses and municipal buildings, particularly along the High Street, which create a strong sense of local identity and unity. A selection is shown on the front cover drawn from across the village;
- References to the agricultural history of the village, including active farms and converted farm buildings along the High Street, particularly in the north;
- General simplicity of architectural form but with a modest palette or materials and attention to quality of workmanship and detailing, particularly in brickwork, eaves, windows and doors;
- The village green is a high quality public green space and provides the setting for a range of historic buildings and is used for local events;
- Where there is dense vegetation around the edges of the village, this helps to integrate it into the surrounding open fenland landscape;
- Views of the tower of All Saints' Church, which is an important landmark within the village and wider landscape; and
- Sense of remoteness and isolation, which contribute to high levels

of tranquillity in the open fenland landscape and along the River Great Ouse.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to traffic within the village and the filling in of gaps between buildings:

- High levels of traffic on the A10 as a result of regional growth and also roads leading into and through the village, particularly the High Street and Lambs Lane, which reduce tranquillity and affect permeability, particularly for pedestrians;
- Filling in of gaps between buildings, particularly along the High Street, leading to an increase in density and on-street parking;
- Access to the countryside is generally poor with few public rights of way connecting to the village or between the village and the River Great Ouse;
- National styles and lack of attention to architectural detail and common design in some modern housing developments;
- Low provision of short term parking within the village centre in proximity to amenities such as the Community Centre and shops; and
- Lack of safe crossing places for pedestrians and cyclists at the centre of the village where the Co-operative supermarket is located.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate principally to the visual exposure of the edge of the village and heritage assets which are not listed or are located outside of the conservation area:

- The western edge of the village is visually exposed where the topography is elevated and there is a lack of vegetation;
- Buildings and other features of historical or townscape interest which are not listed or are outside of the conservation area and particularly sensitive to change;
- Views of All Saints' Church within the village and wider countryside;
- Tranquillity within the rural landscape away from busy roads and the village centre; and
- Huge open skies and a general lack of extensive settlement in views.

Character Management Principles

In order to address the issues highlighted above, principles for managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which reinforce the local identity and sense of place within the village and protect its rural village character and setting. The following principles should be considered when defining policies with respect to heritage and character:

- Proposals to alter existing buildings should demonstrate a detailed understanding of the history and design qualities and provide a clear rationale for how this is taken account of in the design of the alterations proposed;
- New development should be responsive to the village characteristics of Cottenham, in particular plot widths and proportions, building lines and positions within plots, roof lines, height, scale, massing, boundary treatments, attention to detailing and architectural individuality;
- The materials proposed for any new buildings and building alterations should be of a high quality, respond to the character of the buildings in the area, and have strong attention to architectural detailing;
- Any development along the High Street and Lambs Lane should avoid filling gaps between buildings and should include off-street parking provision;
- Buildings and other features of historic or townscape interest identified in this assessment within and outside of the Conservation Area, including their setting, should be protected;
- Trees or groups of trees that contribute to the character of the village should be protected and incorporated into new development. Where new development is proposed on or close to the edge of the village, boundary planting should be incorporated and buildings set back from the edge to maintain distinction with the rural landscape;
- Wherever possible, the remnants of existing orchards should be retained and incorporated into new development;
- Development within the rural landscape beyond the limits of existing development is unlikely to be acceptable to maintain isolation and the sense of remoteness from other settlement; and
- New development should incorporate trees within gardens.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions

from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

Projects and initiatives identified as having potential to be brought forward by CIL, S106 or other means include:

- Traffic calming measures and public realm improvements along the High Street and Lambs Lane to reduce the speed of vehicles and improve the quality and permeability of the environment for pedestrians and cyclists in particular; and
- Work with landowners and the local authority to designate new public rights of way or permissive paths which circle the village to provide a range of shorter routes and provide better access to the wider landscape away from busy roads.

Next steps and sources of further information and support

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Cottenham Neighbourhood Plan. As such, it does not provide a comprehensive overview of the contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the South Cambridgeshire Local Plan.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- Carry out a more detailed study of the buildings and other features of historic or townscape interest identified in this report; and
- Develop design codes to guide the quality of new development in the area, with reference to the Cottenham Village Design Statement and District design guide SPD.

A wealth of further information and support is available to assist Cottenham in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>

- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

- Housing Advice and Assessment
- Site options and assessment
- Urban Design and Masterplanning, including Design Codes
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Viability of proposals
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Healthcheck prior to examination

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>

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APPENDIX A: SCHEDULE OF HERITAGE ASSETS



CHAPEL & HILL CHORLTON, MAER & ASTON, WHITMORE

LISTED BUILDINGS

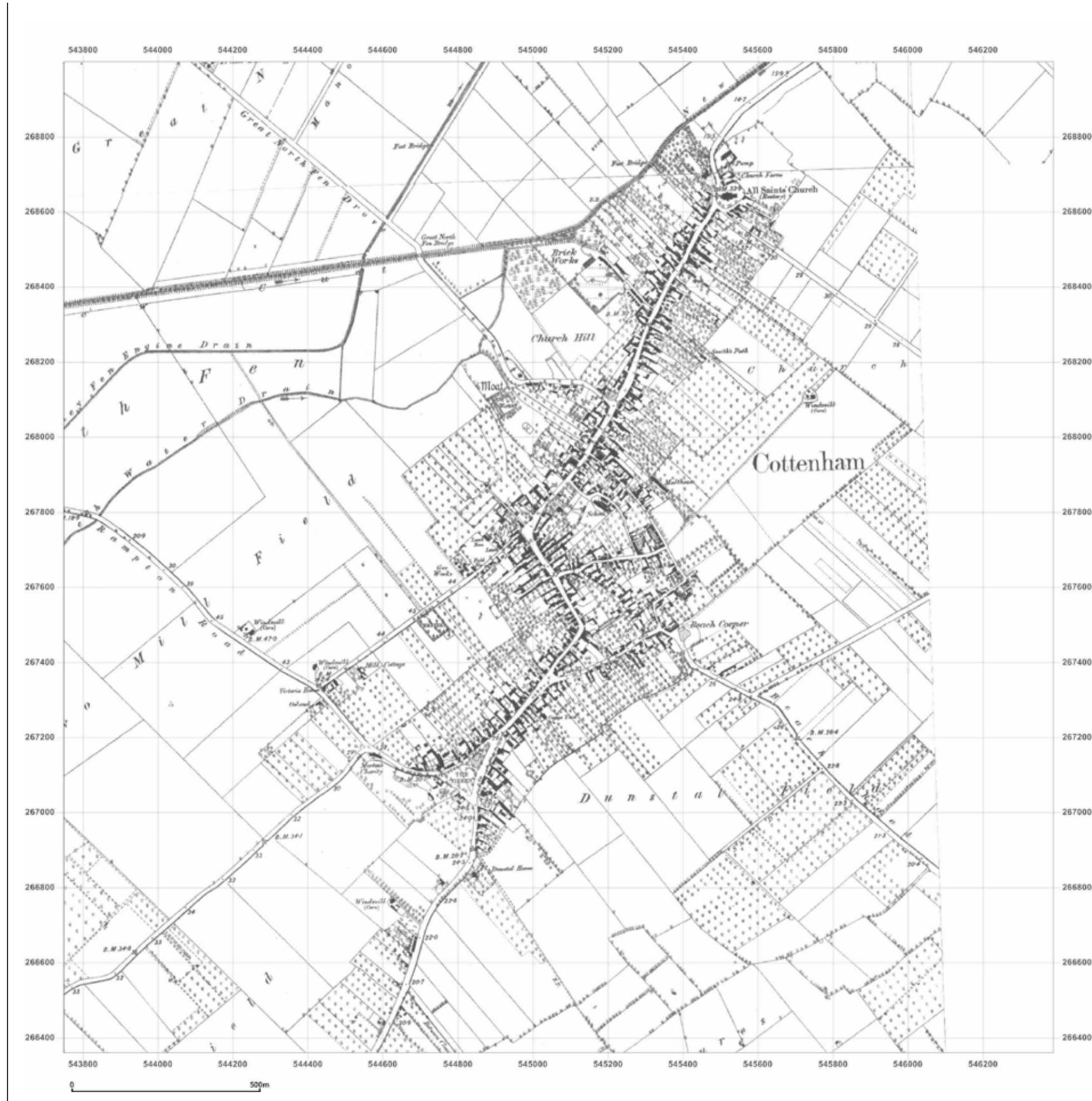
ID	LIST ENTRY	NAME	GRADE	EASTING	NORTHING	LIST DATE
1	1164084	TOWER MILL	II	544417.00000	267383.36084	14/09/1984
2	1127333	MORETONS CHARITY ALMSHOUSES	II	544573.00000	267150.36084	14/09/1984
3	1331312	BARN, REAR OF NUMBER 344 (MANOR FARMHOUSE)	II	544733.00000	267140.36084	14/09/1984
4	1164073	332, HIGH STREET	II	544820.00000	267150.36084	14/09/1984
5	1127321	337 AND 339, HIGH STREET	II	544862.00000	267073.36084	30/10/1972
6	1127332	324, HIGH STREET	II	544863.00000	267182.36084	14/09/1984
7	1163905	THE LIMES	II	544883.00000	267103.36084	14/09/1984
8	1164065	318, HIGH STREET	II	544885.00000	267204.36084	14/09/1984
9	1127320	331, HIGH STREET	II	544893.00000	267125.36084	14/09/1984
10	1127331	316, HIGH STREET	II	544893.00000	267206.36084	14/09/1984
11	1318030	BARNS, REAR OF NUMBER 343	II	544919.00000	267009.36084	14/09/1984
12	1164058	290, HIGH STREET	II	544989.00000	267321.36084	14/09/1984
13	1127329	214, HIGH STREET	II	544999.00000	267683.36084	14/09/1984
14	1317987	ABLETT'S HOUSE	II	545002.00000	267793.36084	14/09/1984
15	1317992	PELHAM HOUSE	II	545003.00000	267672.36084	14/09/1984
16	1317984	188, HIGH STREET	II	545007.00000	267803.36084	14/09/1984
17	1331310	218, HIGH STREET	II	545018.00000	267655.36084	14/09/1984
18	1331311	284, HIGH STREET	II	545021.00000	267355.36084	14/09/1984
19	1127315	191 AND 193, HIGH STREET	II	545028.00000	267787.36084	14/09/1984
20	1127319	309, HIGH STREET	II	545031.00000	267310.36084	14/09/1984
21	1127330	GOTHIC HOUSE	II	545032.00000	267633.36084	14/09/1984
22	1331347	307, HIGH STREET	II	545036.00000	267323.36084	14/09/1984
23	1127314	WALL, GATES AND GATEPIERS NUMBER 185	II	545042.00000	267816.36084	10/09/1982
24	1127318	WAR MEMORIAL	II	545043.00000	267352.36084	14/09/1984
25	1331345	219 AND 221, HIGH STREET	II	545043.00000	267676.36084	14/09/1984
26	1127316	ROSE VILLA	II	545050.00000	267654.36084	14/09/1984
27	1164050	226 AND 228, HIGH STREET	II	545055.00000	267588.36084	14/09/1984
28	1127317	CHEQUERS PUBLIC HOUSE	II	545060.00000	267364.36084	14/09/1984
60	1331344	MITCHELL HOUSE	II	545071.00000	267801.36084	10/09/1982
61	1127328	160, HIGH STREET	II	545085.00000	267926.36084	14/09/1984
62	1331309	OLD MEETING BAPTIST CHURCH	II	545105.00000	267926.36084	14/09/1984
63	1331346	279, HIGH STREET	II	545111.00000	267438.36084	14/09/1984
64	1127346	135, HIGH STREET	II	545180.00000	267994.36084	14/09/1984
65	1127336	OASLANDS	II	545184.00000	268123.36084	14/09/1984
66	1331315	17, CORBETT STREET	II	545189.00000	267671.36084	14/09/1984
67	1163963	POND FARMHOUSE	II	545194.00000	268069.36084	14/09/1984
68	1163838	GIG HOUSE AND STABLES	II	545210.00000	267980.36084	14/09/1984
69	1318062	KING SMITH COTTAGE	II	545255.00000	268104.36084	14/09/1984
70	1127338	41, DENMARK ROAD	II	545257.00000	267449.36084	14/09/1984
71	1127345	101, HIGH STREET	II	545266.00000	268135.36084	14/09/1984
72	1127327	OFFICE, ADJOINING NUMBER 86	II	545272.00000	268234.36084	14/09/1984
73	1163960	86, HIGH STREET	II	545274.00000	268238.36084	14/09/1984

COTTENHAM HERITAGE AND CHARACTER ASSESSMENT

ID	LIST ENTRY	NAME	GRADE	EASTING	NORTHING	LIST DATE
74	1331348	WHITE COTTAGE	II	545280.00000	268270.36084	14/09/1984
75	1127344	SUNNYHOLME	II	545283.00000	268204.36084	14/09/1984
76	1127291	56, DENMARK ROAD	II	545310.00000	267462.36084	05/11/1991
77	1127337	44, CORBETT STREET	II	545311.00000	267671.36084	14/09/1984
78	1163804	BARN, AT REAR OF NUMBER 87	II	545315.00000	268194.36084	14/09/1984
79	1331316	OLDE THATCH	II	545335.00000	267472.36084	14/09/1984
80	1127326	60, HIGH STREET	II	545338.00000	268391.36084	29/01/1975
81	1163940	52, HIGH STREET	II	545355.00000	268421.36084	29/01/1975
82	1127343	41, HIGH STREET	II	545375.00000	268406.36084	23/04/1980
83	1127325	DORSET HOUSE	II	545380.00000	268452.36084	14/09/1984
84	1163798	35, HIGH STREET	II	545388.00000	268422.36084	14/09/1984
85	1163937	THE LINDENS	II	545389.00000	268466.36084	14/09/1984
86	1127324	32, HIGH STREET	II	545412.00000	268512.36084	14/09/1984
87	1317997	30, HIGH STREET	II	545415.00000	268519.36084	14/09/1984
88	1127342	29, HIGH STREET	II	545418.00000	268463.36084	14/09/1984
89	1127323	28, HIGH STREET	II	545419.00000	268531.36084	14/09/1984
90	1163792	FENWAY	II	545426.00000	268487.36084	14/09/1984
91	1127341	13, HIGH STREET	II	545454.00000	268547.36084	14/09/1984
92	1127322	THE OLD RECTORY	II	545461.00000	268694.36084	31/08/1962
93	1163931	10, HIGH STREET	II	545464.00000	268597.36084	14/09/1984
94	1331318	11, HIGH STREET	II	545468.00000	268562.36084	14/09/1984
95	1127340	7, HIGH STREET	II	545479.00000	268585.36084	14/09/1984
96	1331317	1, HIGH STREET	II	545505.00000	268687.36084	14/09/1984
97	1127339	CHURCH OF ALL SAINTS	I	545515.91980	268635.98625	31/08/1962

APPENDIX B: HISTORICAL MAPS





Site Details:

1887-A3PDF-10000,

Client Ref: 39015
Report Ref: CMAPS-CM-640454-39015-170717
Grid Ref: 545068, 267679

Map Name: County Series

Map date: 1887

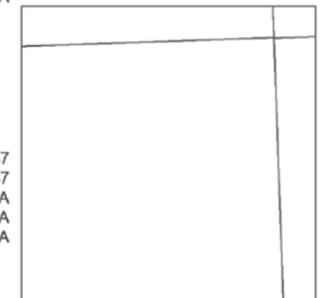
Scale: 1:10,560

Printed at: 1:10,560



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 Revised 1887
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1887
 Revised 1887
 Edition N/A
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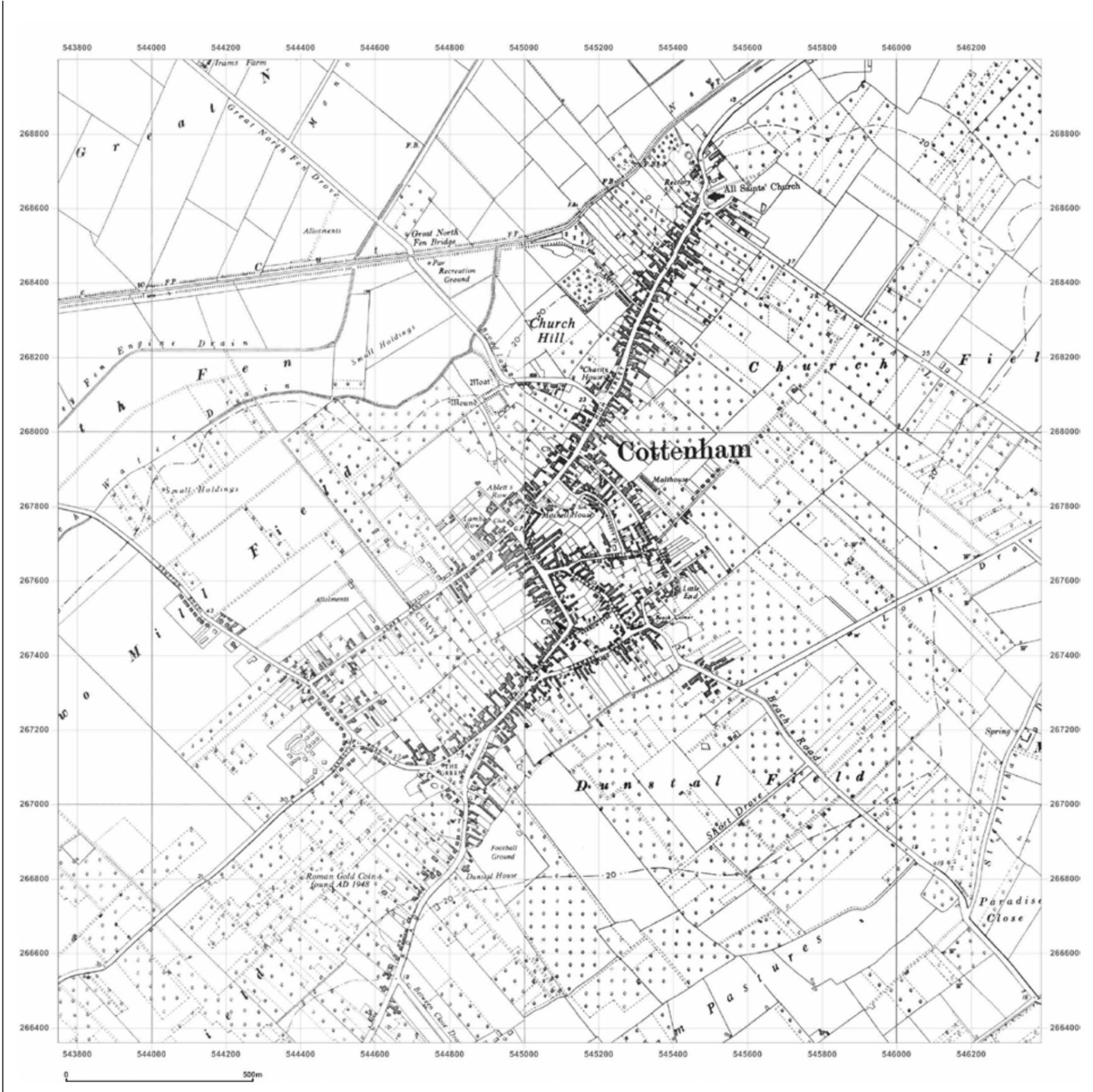


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Production date: 18 July 2017

To view map legend click here [Legend](#)



Site Details:
 1950-A3PDF-10000,

Client Ref: 39015
Report Ref: CMAPS-CM-640455-39015-170717
Grid Ref: 545068, 267679

Map Name: Provisional
Map date: 1958
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1950 Revised 1950 Edition N/A Copyright 1958 Levelled N/A	Surveyed N/A Revised 1957 Edition N/A Copyright 1958 Levelled N/A
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Production date: 18 July 2017

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