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1. Forward

Difference and individuality are two words used about Whaddon and other South Cambridgeshire villages by our District and County Councillors, Nigel Cathcart and Linda Oliver, when writing in support of our Parish Plan. They are right. Whaddon is unique. That is why I am delighted that we are able to celebrate the visual diversity of our village in this Design Statement.

This is a document written by local people, who know Whaddon and understand the way that it has developed. They have provided us with a Design Statement that clearly identifies the distinctive nature of our village. This will be a helpful reference to planners, developers, architects and builders.

I’d like to thank the team who have put this Statement together. They are members of the community first and foremost but in this document we are able to benefit from their considerable expertise, professional knowledge and particular spheres of interest.

Whaddon is lucky that the village is unlikely to be subjected to major development but extensions, infill building and affordable housing all have their place in a village where change should not be prevented but managed successfully for the good of the community.

Preparation of a Design Statement was one of the recommendations that came out of our Parish Plan in 2006. It was one of the last actions that our late Chairman, Ted Webb, wished to instigate. As his successor, I commend villagers to read this excellent guide and expect statutory bodies and public authorities to take note and be influenced by it!

Clare Byatt
Acting Chair and Chairman
Whaddon Parish Council
2008/09

The Village Design Statement was written and compiled by: David Grech, Claire Sime, Phil Neale, Chris Coningsby & Sandra Stephenson

Illustrations by: David Grech
2. Introduction

Background

In 2006 the Whaddon Village Plan was published. One of the key recommendations of this Plan was that a Village Design Statement should be prepared. This document sees the achievement of this recommendation.

What is a Village Design Statement?

A Village Design Statement is a document, prepared by local people, that describes the distinctive character of a village, its buildings and surrounding countryside.

A Village Design Statement is unlike any other planning document or publication. It is the only planning advice directly applicable to the statutory planning system that is entirely community based.

This Design Statement describes Whaddon as it is today, and highlights the qualities valued by its residents. The Statement has been written by Whaddon residents so that local knowledge, views and ideas may contribute to the growth and prosperity of the village, and to the high quality of its environment. The aim is to ensure that further development and change, based on a considered understanding of the village’s past and present, will contribute positively to the future of Whaddon and protect and enhance its special nature. The Design Statement is about managing change in the village, not preventing it.

The Design Statement is arranged in sections (village context, building types, design principles, extensions, planting and boundary treatments, and sustainable design) with each containing descriptive text. The design principles contained within this Statement represent the key points that users of the document are encouraged to take into account at an early stage when planning or implementing development or change (see page 22).

Who is it for?

Change is brought about not only by new building, but also by the smaller day-to-day adjustments to homes and gardens, open spaces, paths and hedges, which can alter the look and feel of the whole village. This Statement is therefore relevant to:

- statutory bodies and public authorities
- planners, developers, builders, architects, designers and engineers
local community groups
householders and businesses

What are the benefits?

The vast majority of communities who have undertaken a Village Design Statement have found it a satisfying and useful experience. Some of the key benefits include:

- An improved relationship between the community and local authority.
- The community has a greater influence over the design of new developments.
- It supports and strengthens the role of the Parish Council when consulted over planning applications.
- A Village Design Statement can help ensure a higher quality of development.
- A smoother process for development proposals through the planning system.

What status does a Village Design Statement have within the planning system?

The Planning and Compulsory Purchase Act 2004 has changed the way Village Design Statements can be adopted by local planning authorities. Previously they could be adopted as Supplementary Planning Guidance. This has been replaced by Supplementary Planning Documents which have more stringent and onerous requirements.

Currently, Village Design Statements can be adopted by the local planning authority as either ‘material considerations’ or as Supplementary Planning Documents. Both ‘material considerations’ and Supplementary Planning Documents must be considered for all planning applications along with all the other relevant planning guidance.

Whilst Supplementary Planning Documents can carry slightly more weight the new planning legislation means that for a Village Design Statement to achieve this status the document is subject to quite complicated requirements. For this reason South Cambridgeshire District Council will be asked to have regard to this Design Statement as a ‘material consideration’ when making decisions on planning applications. As such, this Design Statement supplements the Core Strategy and Development Control Policies Development Plan Documents and should be read in conjunction with them. The Design Statement’s principles will be taken into account when planning applications within Whaddon Parish are assessed. In this way, the document supports the Local
Development Framework as it affects Whaddon and assists the Parish Council in their role as statutory planning consultee.

**Planning Policy Context**


Whaddon is identified in the Core Strategy as an Infill Village. Residential development and redevelopment within Infill Villages will normally be restricted to two dwellings within an identified village framework. The village framework for Whaddon is shown on the plan at Appendix B. In very exceptional circumstances a slightly larger development (not more than about 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. As an exception, planning permission may also be granted for schemes of 100% affordable housing designed to meet identified local housing needs on small sites within or adjoining villages.
3. The Village Context

Geographical and Landscape Context

The parish of Whaddon is situated in the gently undulating chalk plateau of South Cambridgeshire and lies east of the Old North Road (Ermine Street), now designated as the A1198 between Royston and Huntingdon, and this road also acts as the Western boundary. The north-west corner of the parish is influenced by the landscaping of Wimpole Park and the South Avenue from Wimpole House which once extended into the village. The village has the river Cam or Rhee flowing east towards Cambridge, on its northern boundary and the Hoback stream for most of the south-eastern boundary. The village settlements are located along the winding road which connects the A1198 with Meldreth and the A10.

The name Whaddon or Whadune as described in the Doomsday book, means 'Wheat Hill' and although the land gently rises as one approaches the village from the West, the landscape is basically flat with no point rising over 25 metres above sea level, anywhere in the parish. The underlying geology is formed at the boundary between chalk and gault clay overlain with glacial boulder clay. These two represent the soil composition across the village site, apart from some alluvial deposits along the shallow valley of the river Cam. Remnants of the chalk grassland occur on the road verge and along tracks in the village. There are many streams and drainage ditches throughout the village, and some of these are fed from the numerous natural springs in the area, although most of these are now not obvious at ground level.

The village retains much open and undeveloped land south-east of the church and this land originates from the green common land, which was originally shared with Meldreth. Dyers Green, to the south of the village was one time a separate hamlet.

The parish is predominantly arable in nature with farming on mostly small sized fields separated by drainage ditches and limited hedging. Woodland and small copses tend to be widely dispersed or absent, and any hedging is both low in density and height across the village. Consequently, wherever one is situated in the village, views are predominantly open and unrestricted.

The nearest railway line (Cambridge to London) is one mile to the east of the village boundary and the nearest station is at Meldreth.
Historical Development

Whaddon is an extremely old village, with prehistoric and Roman archaeological finds recorded in the Parish. The green from the north end of Bridge Street eastwards to the Meldreth Road has been recorded as pre-Anglo Saxon. Although there is no archaeological evidence, it was part of the Anglo-Saxon administration belonging to the Armingford Hundred. Its court may have met at Mutlaw, later Mettle Hill between Meldreth and Kneesworth and the village is well documented in the Doomsday Book of 1086.

The medieval village was based on two east-west route ways, the more northerly of which ran past the church and Hoback Farm and crossed the Rhee near Malton on its route to Barrington. The more southerly route passed Manor Farm and then ran to Meldreth. West of the village these tracks joined together to cross Ermine Street at Whaddon Gap, continuing to Abington Piggots where they were the principal village street. These tracks ran either side of Whaddon's Great Green, a huge area of common land dating back to Anglo-Saxon times that was shared with Meldreth until 1841. Distinctive areas of medieval settlement are still recognizable in Whaddon around the green. Dyers Green, to the south was a separate hamlet with its own green, probably also of Saxon origin and encroached upon by medieval housing, and it is possible that this also lay on the east-west route that linked the northern end of Bassingbourn with the southern end of Meldreth.

After the Norman Conquest of 1066 the village was one of the principal residences of Hardwin De Scalers, a member of the Norman aristocracy, amongst whom William distributed land. After further changes of ownership the Tempest family acquired the village in 1608, who were well known royalists. Eventually the estate was bought by Henry Pickering in 1648, a colonel in the New Model Army who was knighted in 1660. It then passed to his son, also Sir Henry, who was married twice; the second time to a Grace Sylvester, heiress to a plantation owner in Barbados. His wife later sold the estate to Edward Harley, Earl of Oxford, in 1716 and thereafter it remained with the Wimpole estate and the Earls of Hardwicke until 1913, when much of the village was sold by Viscount Clifden to Cambridgeshire County Council.

The manor house stood on a moated site, south-east of the church and was eventually demolished in the early 1800s. Traces of its foundations can be seen under the driving range at the golf course along with the remains of an avenue of elms, and the site is classified as a Scheduled Monument Site. Other manor houses, such as Turpins and Ladybury have now disappeared. They are named in records of the village and traces of five moated sites remain.
The oldest building in the village is the church of St Mary, which has had various additions and restorations dating back to the late 14th and 15th centuries. There was presumably a church in 1086, when a priest owned land in the village. There are several memorial tablets in the floor of the chancel to the past residents of the manor and an altar tomb to the last of the De Scalers.
Whaddon has always been a small village with a fluctuating population of between 150 and 500, except for a sharp increase at the end of the nineteenth century. The population rose to 540 by the end of the twentieth century, largely due to the presence of service families from Bassingbourn barracks, living in Cardiff Place which became part of the parish of Whaddon, in the 1960s.

During its history, Whaddon has been involved in arable, dairy and sheep farming varying in prosperity with the general national situation. Most of Whaddon was part of the extensive Wimpole estate from the 18th century, and the Earl of Hardwicke exchanged lands to enable enclosure to occur. As the village farms were gradually enclosed and hedges were planted, many people whose livelihood had depended on the open field system left the village to find work and during the ensuing years some families in the area emigrated to America with the Mormons. At the time of the Poor Law of 1834 Whaddon became part of the Royston Union workhouse.

However, from the 1860s the extraction of coprolite provided alternative work for agricultural workers in Whaddon and several farms became involved - Christ's College Farm, Hoback Farm and Rectory Farm. The workers were housed in a row of cottages obtained from the Earl of Hardwicke called Home Cottages on the Meldreth Road. In the 1871 census the population was 384, the coprolite workers making up 49.6% of the village workforce. The work gradually declined until 1891 by which time 400 acres had been dug. Some of the workers had to apply to Royston Workhouse for assistance.

There have been schools of different types in Whaddon since the 17th century but the most recent school was that built opposite the old school house, using funds from Lord Hardwicke in 1875. From 1914 attendance fell steadily until in 1938 there were only 38 pupils. Seniors were transferred to Meldreth and Bassingbourn in 1924 and later attended Bassingbourn Village College when it was built in 1954. In 1962 the juniors were transferred to Petersfield School in Orwell, and Whaddon school closed. It was thereafter used as the village hall which will be redeveloped in the near future.

A Methodist chapel was housed in Home Cottages, the former home of the coprolite workers. This was burned down in 1935 and replaced on the present site, where it flourished until July 2002 when it closed for lack of a congregation. The post office in the village has been situated in various locations - presently it is operated on a part-time basis in the Golf Centre. In the past there has been a small shop but villagers had to rely on visiting tradesmen from neighbouring parishes. There were several public houses, with many closing early in the twentieth century. The Queen Adelaide, which was situated on the boundary between Whaddon and Meldreth, was recorded
in Royston Brewery records in 1876, and ceased trading as a public house in 1956 on the death of the last tenant. The Waggon and Horses (later The Antelope) at Whaddon Gap, ceased trading in the 1990s, the original timber building first recorded in 1876 having been replaced in 1938. Much earlier there was The Home or New Found Out beer-house which catered for the coprolite workers and before 1900 the Pickering Arms which later became a farm.

Several listed thatched cottages exist in the village. Some of these are now substantial houses but initially were made up of two or three individual dwellings. There are also a number of listed older farmhouses, along with various ancillary structures such as granaries, a fountain and a dovecote and a tunnel mill. Only two of these old farmhouses remain associated with working farms; Rectory Farm and Hoback Farm, though College Farm is a registered small holding. Cambridgeshire County Council owns the two other farms in the village, but both of these now have modern residences that replace their historic farmhouses. Most of the "modern" houses date from after 1945, except for four council houses in Bridge Street, which were constructed for the men returning from World War I.

The Second World War was brought closer to Whaddon by the use of Bassingbourn airfield as a bomber base by the R.A.F. and the USAAF and, following its decommissioning as an airbase, it was taken over by the Army.

Water in Whaddon was obtained from the many natural springs and there were at least 13 such springs recorded at one time. Some water was piped into the village in 1938 after the arrival of the Atlas Stone Company (now Marley Eternit) which bored much deeper. Other piped water was installed after World War II. Electricity was installed in 1948 and mains drainage arrived as late as the 1970s to replace the septic tanks. The fountain in Bridge Street underwent refurbishment in 2005.

**Whaddon Today**

Today, the settlement pattern in Whaddon remains scattered and still very rural in nature. With a few exceptions, development has been limited to single dwellings, as restricted within local planning policy and the village framework. The population in the village is around 400, with approximately 200 dwellings. The settlement pattern retains the characteristic and historically based linear form, typical in this part of Cambridgeshire. Buildings are arranged with their frontages facing the road running through the village and retain a loose pattern with some open land between. This open land is used for a variety of purposes including gardens, meadows, and paddocks for horses. Many properties built before 1970, have deep and sometimes narrow rear gardens.
which stretch to the edges of the village framework. The village edges are varied, abutted by a mix of open fields, some woodland which was planted in the past 15 years and is still immature, or smaller fields. The original village lanes survive as footpaths, bridleways or by–ways and these have been augmented by the addition of permissive bridleways which provide a good network throughout the parish.

There are still basically three main areas of settlement separated by open spaces, and these include the area east of the church stretching along Meldreth road to the eastern boundary, west of the church along Church Street to the junction of Bridge Street, and Bridge Street itself including the hamlet of Dyers Green to the southern boundary. The village also includes Cardiff Place, which was built in the 1950s, to house service personnel at Bassingbourn Barracks and this is situated adjacent to the Great North Road, separated from the main village by fields.

The village retains open and undeveloped land south-east of St Mary’s church and this land originates from the green common land, which was originally shared with Meldreth. Part of this land forms the recreation ground with a new children’s play area adjacent to the village hall, and part is used as a golf course with driving range.

Three 14th century farmhouses survive; the Grange (formerly Jarman’s), Rectory Farm and Green Farm, together with a further three from the 17th century; College Farm, Chestnut Farm and North Road Farm. The village also contains a number of 17th century timber framed cottages. Six council houses were built in Bridge Street between the wars and these houses are now private dwellings. In 1972 a group of bungalows for elderly people was built at the top of Bridge Street in Ridgeway Close.

The only major multiple development in recent years has been Town Farm Close which was built on the old Town farm site in Church Street, at the end of the 20th century. In the past 30 years, a number of individual dwellings have been built as infill, in available spaces in Meldreth Road and in Bridge Street. Additionally, there have been numerous extensions built to properties as residents have looked to increase their living and garage space.

The village has a low level of facilities apart from the basic utilities. There is a weekly post office at the Golf Club, pre school nursery facilities and a number of small businesses including bed and breakfast, wrought iron manufacturing, garden landscaping and building services.
4. Building Types Found in Whaddon

Architectural Period and Building Style
(See also Village Maps at Appendix D)

Whaddon contains a wealth of buildings constructed over a period in excess of 700 years, though most date from the last century and, of those, the vast majority have been constructed since the end of the Second World War (i.e. within living memory).

Medieval Period

Green Farmhouse, Meldreth Road, which dates from 14th Century

As one might expect, the oldest surviving building in Whaddon is the Parish Church of St Mary the Virgin. The Chancel (at the east end) is the earliest part of the church and dates from c. 1300, but the nave and aisles are later and date from c.1375. While the whole church may be described as Gothic architecture, the nave and aisles are Early Perpendicular, a sub-division of the Gothic period that is evident in the design of the windows and the tall, slender octagonal piers to the arcades in the nave. The church is unique among the buildings of Whaddon, being the only structure built of stone; flint, limestone and clunch (a type of chalk that is strong enough to be used for buildings, but is still extremely soft and vulnerable so is only visible internally).

Medieval domestic architecture may be seen in 3 farmhouses, though all include later alterations and additions. All are timber-frame structures with plain clay tiled roofs, though their timber frames are not visible externally, but are enclosed under a protective coat of render. All were also medieval hall houses, with double height open halls forming the principal living
accommodation. Rectory Farmhouse is the earliest and dates from c.1340, though was extended around the end of the 15th century and then had further alterations in the 17th, 18th and 19th centuries. At the heart of this farmhouse are the remains of an old two-bay aisled hall with cross wings. The Grange (formerly Jarman’s Farmhouse) at Dyers Green dates from the late 14th century and originally had two open halls. It retains much of its 14th century roof structure with smoke-blackened timbers (from the days of open hearths, before chimneys were built to funnel the smoke away) and crown post trusses. In the 16th century cross-wings were added and further alterations were carried out in the 18th century. Green Farmhouse also dates from the 14th century and its hall was originally three bays long, but was subsequently extended by an additional bay to both the north and south ends.

17th and 18th Centuries

17th Century Thatched Cottages on Church Street

The next period to be significantly represented in Whaddon are the 17th and 18th centuries, although there is evidence of late medieval buildings being incorporated into at least two 17th century houses.

College Farmhouse (formally Christ’s College Farmhouse) dates from the early 17th century and is again a timber-framed structure contained under a plain-tiled roof, but this farmhouse would not have contained an open hall,
and would have been built as a two storey building, with further accommodation within the attic.

Towards the end of the 17th century and into the early 18th century a number of smaller cottages were built. These all follow a similar form and are timber-framed, 1 ½ storey structures, with the main accommodation on the ground floor and a steeply pitched thatched roof that contained the bedrooms. Some of the cottages were detached, but others were semi-detached or in the form of short terraces (e.g. 126, 128, 130 Church Street). Rose Cottage on Church Street was originally a similar terrace of cottages, but was subsequently converted into a single dwelling.

Some agriculture buildings (barns and granaries) also survive from the 18th century. Once again these are almost all timber-frame structures, and are clad in weather-boarding that was then treated with brushing tar for protection. Most would originally have had thatched roofs, though on the buildings that remain the thatch has subsequently been replaced by slate, tiles or corrugated iron. The one brick structure is the dovecote at Rectory Farm. This was originally built of a soft red brick and again had a thatched roof but, following a fire in the 19th century, the upper section was re-built in gault brick under a pyramidal slate roof.

**19th Century**

*Former pair of 19th Century Estate Workers Cottages on Bridge Street*
The 19th century is represented by a series of gault brick houses (one of which on Meldreth Road was originally the Queen Adelaide public house). Some have plain-tiled roofs, but others, built after the construction of the railways, have roofs of imported Welsh slate. These houses include a series of semi-detached cottages, with each pair of houses accessed via a shared porch. The cottages incorporate large central chimney stacks each with four grouped shafts, decorative drip-moulds to the brickwork over their windows and projecting gables to accommodate the first floor windows. The cottages were small and all have subsequently been extended, with one pair on Bridge Street being combined to form a single dwelling.

By the early 19th century much of the common land around the village had been enclosed and, in the latter half of the century, a terrace of 6 houses was built on Meldreth Road on part of the large green at that end of the village which had been subject to enclosure.

The Village Hall, originally the village school, also dates from this period (1875), and is again built of gault clay brickwork that incorporates decorative red brick patterning. Originally it had a slate roof, but this has subsequently been replaced by the current interlocking concrete tiles.

20th Century

Inter-war Bungalow with Hipped Slate Roof on Meldreth Road

The earliest dwelling to be built in the 20th century was the Vicarage, which was re-built following a disastrous fire in 1904. There are no other Edwardian buildings in the village and only a few from the inter-war period. These
include the former Methodist chapel (now the playgroup) built in 1935 again after the previous chapel, which adjoined Home Cottages on Meldreth Road, had been destroyed by fire. Some of the interwar buildings have hipped roofs, which are unusual in Whaddon. These include a house dated 1936 in Church Street and a bungalow on Meldreth Road (which was built on the site of the former Methodist Chapel).

By far the greatest number of buildings in the village date from the post war period, and these vary considerably in their form and appearance. They include bungalows, dormer bungalows and houses and, while most are detached, some of the houses in Bridge Street are semi-detached, and the bungalows at Ridgeway Close incorporate a terrace of 3 and a second terrace of 4 dwellings, as well as a semi-detached pair. The former MoD houses at Cardiff Place also date from this post-war period and comprise predominantly two storey, semi-detached houses, but the group also include 6 short terraces, each containing 4 houses.

21st Century

![Pair of 21st Century Houses Recently Constructed on Church Street](image)

Although the 21st century is less than a decade old, there are already more than a dozen houses built in this period. All these houses have been constructed within the established village framework, either on in-fill plots, or following demolition of previous structures. A common theme amongst these houses is a return to vernacular forms incorporating traditional materials, such as at Town Farm Close, where the central terrace of houses adopts quasi barn-like form that reflects the former use of this site, and is clad in black stained weatherboarding under a natural slate roof. The cars are also accommodated in an open ‘cart-lodge’ structure that again makes reference to traditional agricultural buildings.
5. Design Principles

Scale, Form and Massing

Almost all buildings in Whaddon are either single storey, 1 ½ storey or two storey. The exceptions are the 2 ½ storey dwellings at College Farmhouse, Turpins Farmhouse and the quasi-barn of 4 terraced houses at Town Farm Close. The latter have roof lights only to the attic floor (so as not to interrupt the simple, barn-like form) whereas the other two have dormer windows to their attics.

Traditional houses in Whaddon generally have a narrow plan depth (only one room deep) and wide frontages, with deeper plan forms only making a widespread appearance in the 20th century.

All houses have pitched roofs (the church is the only significant building with a lead flat roof) and only two 20th century houses in Dyers Green have 'mansard' roofs. Mansard roofs are more generally found in the fen-edge villages of Cambridgeshire and there is no tradition for their use in this village. Roof pitches vary with building materials; thatched properties generally have the steepest pitches (at around 55 degrees) and the steeply pitched plain tile roof to Green Farmhouse and the similarly pitched slate roof to 91 Meldreth Road suggest these properties were originally thatched.

Chimneys are traditionally found on the ridges of houses in Whaddon, and may be sited centrally or at the gable end. With the exception of a chimney on the north gable of Rose Cottage and a similar, later additional stack added to one of the north gables on The Grange, there is no widespread tradition for externally expressed flues in the village.

Historically houses had a simple, rectilinear form and massing, with simple gabled roofs, and it is not until the 20th century that hipped roofs appear in the village, though some thatched cottages have half-hipped gables. Modest, single storey extensions were traditionally accommodated within simple lean-to structures, located along the rear of a dwelling or across a gable end. More significant extensions required the construction of a cross-wing, or a further bay to be erected as an extension to the linear plan form.

Location on Plot

Houses in Whaddon are almost exclusively sited fronting directly onto one of the three principal roads in the village (Bridge Street, Church Street and
Meldreth Road) and, as a result, there is almost no development in depth in the village. The historic exceptions to this are the houses built along both the north and south side of the former green on Meldreth Road (e.g. Chestnut Tree Farmhouse), which are now set down long drives behind more recent developments that front directly onto the road, together with Rectory Farm and The Grange. The 20th century bungalows of Ridgeway Close are also set back around a small green, while the recent development at Town Farm Close again contains buildings in depth, that attempt to replicate the grouping of a traditional range of farm buildings.

Houses Built Gable-On to the Road:
Left – 17th Century Thatch Cottages & Right – 21st Century Infill, Bridge Street

Some 17th century cottages are sited tight to the back of the pavement, but most properties sit some way back from the road, with front gardens of variable depth. Almost all houses, of whatever period, have their ridges set parallel to the road, but a few, older cottages are set at right angles to the road (e.g. 40 & 42 Bridge Street) and this is replicated in some modern developments (e.g. Spring Cottage, Bridge Street).

The former MoD houses at Cardiff Place are arranged along a single ‘spine’ road with two short spurs linking back to Ermine Street (A1198). At the north and south ends of the spine the houses are located only on the east side of the road, but the central section (between the two spurs) is developed on both sides of the road. In many respects this arrangement replicates the linear plan form of the main village.

Walls (See also Village Maps at Appendix D)

As mentioned previously, the church is the only building in the village to be built of stone. All other buildings built before the 19th century (with the exception of the brick dovecote at Rectory Farm) were built of timber-frame.
On farmhouses and cottages the timber frame is covered with split timber laths and a lime render; and this would have once included the timber-framing now exposed on Rose Cottage. Farm buildings were traditionally clad in timber weather-boarding painted with brushing tar for weather protection.

Brickwork is first seen in the fireplaces and chimney stacks of the medieval farmhouses houses but it is not until 19th century that it starts to appear more widely as a walling material in its own right. Most early brickwork in the village is cream coloured, made from the gault clay of Cambridgeshire, though some soft red brickwork is also seen (e.g. the dovecote at Rectory Farm). A wider variety of brick colours and textures appears amongst the buildings of the 20th century, including strong oranges, fawns, browns, greys and dark reds, reflecting the increasing ease of road transportation and the competitive pricing of large scale brick manufacturers. Many 20th century houses also incorporate panels of render and some are fully rendered, while others are of painted brickwork, reflecting the colours and textures found on the earlier timber-framed buildings. Whilst traditionally weather-boarding was only found on farm buildings, in more recent years it has been employed for cladding on houses, sometimes stained black to reflect the traditional tarred finish, but also painted or in the form of larch boards left to weather to a silver-grey.

**Roofs** *(See also Village Maps at Appendix D)*

The earliest houses in the village now have plain-tiled roofs, though at least some would originally have been thatched, and thatch was the traditional material for cottages and farm buildings right up to the 19th century. Traditionally these roofs would have been covered in long-straw thatch, a by-product from the locally grown wheat, but modern farming practices have reduced the availability of thatching straw and some long-straw roofs have been replaced with reed thatch, while others have been tiled or slated. Thatch roofs require a pitch of at least 50 degrees, and many are frequently steeper.

Plain tiles, made from the local gault clay, are used to roof the early farmhouses (their colour varying from cream through to pale red, but now darker due to the effects of weathering), while stronger red coloured plain tiles (possibly imported from tile works in nearby Bedfordshire) appear on some 19th century cottages. Plain tiles can be laid at a shallower pitch to thatch, but they still require a relatively steep roof and a minimum pitch of 40 degrees. Traditional clay pan-tiles can be laid down to 35 degrees (though modern concrete varieties may be laid to even shallower pitches).
The construction of the railways in the middle of the 19th century allowed for the widespread transporting of cheap Welsh slates, and they first appear in Whaddon on some 19th century cottages and farm buildings, as well as the chancel roof to the church when it was restored in 1869. In addition to being a relatively cheap material, Welsh slate had the added advantage of being significantly lighter than clay tiles and capable of being laid at shallower pitches (down to 25 degrees, depending on the size of slate used).

The houses of the post-war years are almost entirely roofed in concrete tiles of varying types. Many have a traditional plain-tile or pan-tile form, but others are of a modern, interlocking type which can be used at very shallow pitches. More recently, and particularly on the houses constructed since the turn of the 21st century, there has been a return to roofs in traditional clay plain tiles and natural slate.

**Summary of Design Principles for New Developments**

- **Developments should be located within the village framework** (exception sites for affordable housing may be sited outside the village framework, though they should still respect the development pattern of the village).

- **Scale**: The scale of all new developments should not dominate adjacent dwellings and should be no more than two storeys.

- **Form**: New dwellings should have pitched roofs, predominantly with gables, and roof pitches appropriate to the materials selected. Roofs should generally be aligned parallel to the road, but occasional dwellings might be orientated at right angles to the road.

- **Massing**: New dwellings should have a simple massing, though this might comprise a main, two-storey element with single-storey abutting elements. Deep-plan houses with single-span roofs should be avoided. On deep plan houses the roof form should be broken up, possibly through the use of double-pitch (M profile) roofs.

- **Location on Plot**: Development in depth is to be discouraged and dwellings should front onto one of the principal roads in the village. Dwellings should be detached or semi-detached, but the occasional terrace of 3 or 4 dwellings may also be acceptable.

- **Building Materials**: New dwellings should be built of good quality materials.
• **Walls:** Walls should be finished in render, facing brickwork or weatherboarding. Brickwork should be selected to acknowledge the specific site location in the village. On sites where there is no brickwork nearby, then the brickwork should reflect the traditional brick colours and textures found in the village (principally cream gault and/or soft red brickwork).

• **Roofs:** Roofs should be finished in clay plain tiles, clay pan-tiles or natural slate. Consideration might also be given to using thatch, but the Building Regulations restrict the use of combustible roofing materials on new dwellings.

• **Details:** Chimneys should be located on the ridge, either centrally or on the gable end. Dormers should not dominate the roofscape, and should therefore generally be no more than two casements wide (i.e. 1200mm max), with pitched gabled roofs or cat-slide roofs. Over-wide flat roofed dormers should be avoided.
6. Extensions

There is a general assumption that any extension should be subservient to the original house. It is particularly important that the scale, form and massing of an extension should acknowledge those of the original structure, along with the original roof form. Just because something is structurally possible does not make it architecturally acceptable. The materials used to construct an extension should also generally follow those used to build the original house, though in some instances it may be appropriate to use contrasting materials that compliment the original building, which then give a different identity to the extension.

![Image of a cottage]

15 Bridge Street

Sometimes it is possible to extend a property and for that extension not to be subservient, but to effectively create a new composition. 15 Bridge Street was originally a very modest thatched cottage (seen on the left hand side of the sketch above) and its extension is larger than the original structure. However, it has been carefully considered to create a pleasing composition and the enlarged dwelling also sits comfortably within its plot.

Semi-detached Houses

Whaddon includes many pairs of semi-detached houses. When extending such properties, and especially when the extension is to be sited on the side rather than the rear, great care should be taken so that the original symmetrical form is not disturbed. In these instances it may be appropriate to set the extension back from the front face of the building and to adopt a lower
ridge and eaves lines; otherwise the original pair of semis may start to resemble a terrace.

34 & 36 Bridge Street

Numbers 34 and 36 Bridge Street are one such semi-detached pair and both have had side extensions. However, while these side extensions are not identical they are subservient to the original structure, which remains clearly visible and retains its original form and massing.

Listed Buildings

There are a number of listed properties in Whaddon and these will require listed building consent for any alterations or extensions, in addition to the need for planning permission for extensions. Separate specific guidance is available for such works; national guidance is set out in Planning Policy Guidance Note 15 (PPG15) - Planning and the Historic Environment, although this is shortly to be replaced by Planning Policy Statement 15 (PPS15). South Cambridgeshire District Council also has a draft Supplementary Planning Document on works to listed buildings.
7. Planting and Boundary Treatments

As a result of the linear layout of Whaddon, both front and rear boundaries are likely to be visually prominent. Side boundaries between dwellings are less prominent, though side boundaries for houses at the edge of the village should be treated as rear boundaries.

Front Boundaries

Front boundaries in the village vary considerably and might be completely open, partially enclosed by planting, picket fencing or low walls, or fully enclosed behind a substantial hedge. On Bridge Street many front boundaries are also defined by the drainage ditches fed by springs. These ditches are important ecological habitats for species such as water voles and enclosing the ditches with retaining walls or similar hard edges is therefore to be discouraged. Where a hedge is required along the front of a development to provide some privacy, suitable species would include common or purple beech.

Rear Boundaries

Rear boundaries to the houses of the village effectively also form the boundary to the village and are frequently visible from the network of permissive and public footpaths in surrounding fields. Traditionally these boundaries are have been defined by hedging and this should be continued across the rear boundaries of new developments; close boarded fencing and fast growing evergreen hedging (such as leylandii) should be avoided on these visible boundaries. Where there is a need to enclose a rear garden with fencing, this should be set within a native species hedge. Traditional varieties of hedging found in and around the village are mainly hawthorn with field maple, dog rose, hazel, blackthorn, elder, and beech.

On new developments, or where an existing boundary hedge is being replaced, a native species hedge based on hawthorn, together with a mixture of blackthorn, field maple, elm, oak, hazel and dog rose, makes both a traditional hedge and an excellent habitat for wildlife. If a child-friendly hedge is needed, then a thorn-less mixed native hedge might include hornbeam, field maple, spindle, common dogwood and hazel.
Tree Species

Where new trees are to be planted as part of the landscaping for a new development, those trees should both reflect species traditionally found growing in the area and also be appropriate to the space available (so that they do not cause problems in the future due to outgrowing their space, both above and below ground).

**Appropriate smaller tree species include:**

- Weeping birch
- Wych hazel
- Maple (acer brilliantissimum)

*These trees grow to about 3 metres (10 ft) tall.*

**Appropriate medium tree species include:**

- Lilac
- Guilder rose
- Spindle
- Laburnum
- Flowering cherry
- Buddleia

*These grow to about 7.5 metres (25 ft) tall*

**Appropriate larger tree species include.**

- Flowering crab apple
- Elder
- Rowan

*These grow up to 9 metres (30 ft) tall.*

There are many varieties of tree in the species listed above, and these may vary significantly in size, especially the maples and the flowering cherries.
8. Sustainable Design

Buildings consume energy in two distinct ways. There is the energy used in heating and/or cooling them and then there is their ‘embodied energy’ – the energy consumed in the manufacture of the materials and components used to construct a building, together with the energy needed to transport the materials and components to site and that used in the actual construction process. Good building design includes a consideration of both these aspects of energy consumption, and may include some or all of the following:

- Orientation, including the size and location of windows
- Solar heated hot water
- Levels of insulation in the building fabric
- Choice and sourcing of materials and components
- Options for micro-generation
- The use of heat pumps
- Biomass boilers
- Rainwater and Grey water harvesting
- Waste and recycling
- Waste minimisation strategies
- Sustainable lighting

Orientation

When a house is orientated with its principal living accommodation facing south, then it can benefit from ‘passive solar gain’ (i.e. the heating effect of sun passing through south facing windows). To be effective this needs to include relatively large windows on the south side, and minimal openings on the north side. Consideration may also need to be given to provision of solar shading to prevent overheating in summer.

Solar Heated Hot Water

Solar panels mounted on southerly facing roofs can be used to heat domestic hot water. The technology has been developed for a number of decades and is regarded as being ‘tried and tested’, and has a relatively short pay-back period. Orientation is again an issue in considering the use of solar panels, though they are relatively effective on any orientation between southeast and southwest. On visible roofslopes care should be taken over the siting of panels and consideration should be given to how best they may be integrated into the roof. Panels may be less visible on a dark slate roof and are more likely to stand out on a paler tiled roof.
The impact of orientation on the effectiveness of solar panels

Levels of Insulation

The Building Regulations set minimum standards for the provision of insulation in dwellings, but additional insulation over and above this minimum is likely to prove cost effective in the long run. The choice of insulation also has implications for how sustainable a building might be. Until recently the choice of insulation was restricted to fibreglass, rockwool, polyurethane or polystyrene based materials, but over recent years new insulation products have been introduced from more sustainable sources and these include sheep’s wool, hemp and even waste paper. Unfortunately these sustainably sourced insulation products are not as thermally efficient as more conventional insulation and therefore a greater thickness is required to achieve the same performance. When using these products it is therefore necessary to allow sufficient space for this increased thickness of insulation.

Choice and Sourcing of Building Materials and Components

Buildings require a large number of components in their construction and the choice can have significant implications on how sustainable that building is. Bricks and tiles need to be fired in kilns, and many bricks on the market today are imported from the continent. Cement also consumes significant amounts of energy in its processing. Heavy-weight buildings constructed of brick and block also perform differently to light-weight, timber-framed buildings. A heavy-weight building will generally take longer to warm up, but will then retain its warmth for longer, so cool down more slowly. It will also be less susceptible to overheating in summer. By contrast a light-weight, timber-framed building will respond more quickly, and therefore will both heat up and cool down faster. The most suitable choice is likely to depend on life-style and whether a building is to be occupied during the day, or stand empty.
The choice of materials for windows and doors is likely to include timber, uPVC and aluminium. While softwoods are now almost universally sourced from sustainable forests, care should be exercised when specifying hardwoods as some, particularly tropical hardwoods, may come from unauthorised felling of rainforests. European and North American hardwoods are more likely to be sourced from sustainably managed forests and to have their source independently verified. The manufacture of uPVC requires the consumption of finite petrochemicals and the material is currently not easily recycled at the end of its life. Aluminium also requires significant quantities of energy in its manufacture, but this may be offset by the components being easily re-cycled at the end of their life into new aluminium products.

**Micro-generation**

Micro-generation is the generation of small amounts of electricity for consumption within an individual dwelling, and with any surplus electricity either stored for future use, or (more likely) sold back to the national grid. The generation may be from either photovoltaic cells on the roof or via a small wind turbine. Currently both have significant capital costs and long pay-back periods, and investing in additional levels of insulation is likely to be more cost effective. The small scale wind turbines are adapted from marine technology (i.e. as used for charging batteries on yachts) and their effectiveness in a relatively calm part of the county has been questioned, especially where mature trees and other buildings may cast a wind ‘shadow’ or cause turbulence. Issues of potential noise disturbance to neighbours may also need to be addressed.

**Heat Pumps**

Heat pumps work by taking low-grade heat (such as may be extracted from the ground or a river) and converting it into high-grade heat suitable for space heating. Domestic installations usually use boreholes, or a length of flexible pipe buried approximately two metres below ground level to extract heat from the ground, and the system can be designed to be reversed in summer to provide cooling.

**Biomass Boilers**

Domestic biomass boilers use wood pellets specifically produced for the purpose from coppiced woodland. The carbon produced through the burning of the pellets is then absorbed by the woodland from which the pellets are manufactured. Biomass boilers are more expensive than conventional boilers,
and space must be provided for the storage of the pellets (which are generally fed via a hopper into the boiler).

**Rainwater and Grey Water Harvesting**

Concerns have been expressed that at some stage in this century water will become a scarce resource, and a reduction in the domestic consumption of water is therefore desirable. Rainwater can be collected and stored to provide water for washing clothes and flushing toilets, additional treatment through filtration and ultraviolet sterilization can even achieve water of potable quality. Grey water recycling is the use the water from baths and showers to flush toilets, 33% of our domestic water consumption is used in the flushing toilets. Whilst these concepts are simple they need careful planning at the design stage, a domestic system could provide half your water requirements.

**Waste and Recycling**

New developments should incorporate facilities which both encourage and enable re-use and recycling. As the range of materials suitable for recycling increases, so the storage of these recyclables becomes more of an issue; a situation that may be compounded by extended collection strategies. In designing new houses it is important to plan for a flexible waste and recyclable storage area, both inside and outside, where materials may be separated and stored while awaiting collection. Organic waste makes up 50% of total household waste. Provision should therefore be made on-site for compost areas, and these should be designed to allow good composting conditions. The volume required per household is approximately 2 cubic metres.

**Waste minimisation strategies**

Historically, building construction has been a profligate process, with high levels of waste of materials. Careful planning and sequencing of the construction process, together with more accurate assessment of quantities and the ordering of materials, can significantly reduce waste. This will not only result in a reduction of considerable amounts of non-renewable resources, it should also reduce costs.

**Sustainable lighting**

Lighting accounts for a high proportion of household energy consumption; because of this the building industry has targeted lighting as a key element in sustainable design. The use of natural sunlight may sound obvious but by the
careful placement of windows, skylights and ‘sun-pipes’ in relation to other building components daylight can penetrate to all parts of a building, thereby significantly reducing the dependence on artificial lightings.

The energy consumption of artificial lighting may in turn be reduced through the careful selection of low energy light fittings throughout the building that utilise compact fluorescents, or LED bulbs. Finally, particular attention should also be paid to external lighting; ensuring that illumination is located only where it is needed and thereby avoiding energy waste and adding unnecessarily to light pollution.
Appendix A - LDF Policy References

Core Strategy Policies:

ST/2 Housing Provision
ST/3 Re-Using Previously Developed Land and Buildings
ST/7 Infill Villages
ST/8 Employment Provision

Development Control Policies:

Development Principles
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/5 Cumulative Development
DP/6 Construction Methods
DP/7 Development Frameworks

Housing
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
HG/5 Exceptions Sites for Affordable Housing
HG/6 Extensions to Dwellings in the Countryside
HG/7 Replacement Dwellings in the Countryside
HG/8 Conversion of Buildings in the Countryside for Residential Use
HG/9 Dwelling to Support a Rural–based Enterprise

Economy and Tourism
ET/4 New Employment Development in Villages
ET/6 Loss of Rural Employment to Non-Employment Uses
ET/7 Conversion of Rural Buildings for Employment
ET/8 Replacement Buildings in the Countryside
ET/9 Farm Diversification
ET/10 Tourist Facilities and Visitor Accommodation

Services and Facilities
SF/1 Protection of Village Services and Facilities
SF/4 Retailing in Villages
SF/5 Retailing in the Countryside
SF/6 Public Art and New Development
SF/9 Protection of Existing Recreation Areas
SF/10 Outdoor Play Space, Informal Open Space and New Developments

**Natural Environment**
NE/1 Energy Efficiency
NE/2 Renewable Energy
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/14 Lighting Proposals

**Cultural Heritage**
CH/2 Archaeological Sites
CH/3 Listed Buildings
CH/4 Development within the Curtilage or Setting of a Listed Building
CH/7 Important Countryside Frontages
CH/8 Advertisements

**Travel**
TR/1 Planning for More Sustainable Travel
TR/3 Mitigating Travel Impact
TR/4 Non-Motorised Modes
Appendix B - South Cambridgeshire Proposal Map, Inset No. 105 Whaddon
### Appendix C - Listed Buildings

<table>
<thead>
<tr>
<th>Period</th>
<th>Address and Brief Description</th>
<th>Grade</th>
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<td><strong>CHURCH</strong></td>
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| c.1300                      | *St Mary the Virgin, Church Street*  
Chancel is c.1300, nave arcades c. 1375, north and south aisles and clerestories. C15 tower and nave and aisle roofs. Flint walls, with clunch stonework to the interior. Lead roofs to nave and aisles, C19 slate roof to chancel. | I     |
| **HOUSES**                  |                                                                                                |       |
| Early C14                   | *Rectory Farmhouse, 32 Meldreth Road*  
Original aisled open hall c.1340 with late C15/early C16 additions, further alterations c.1633 and late C18 and C19. Timber framed and roughcast rendered finish under plain tiled roof (plus part slate roof). | II*   |
| Late C14                    | *Whaddon Grange, 141 Bridge Street, Dyer’s Green*  
Late C14 with late C15 modifications and C16 and C18 additions. Timber frame with rendered finish and gault clay plain tiled roof | II*   |
| Late C14                    | *Green Farmhouse, 55 Meldreth Road*  
Late C14 with late C16 and C17 alterations and additions; C19 and C20 alterations. Timber frame with rendered finish and gault clay plain tiled roof.  
Note: C19 pump by farmhouse is separately listed Grade II. | II    |
| Late medieval, late C17 rebuilding | *Chestnut Tree Farmhouse, 95 Meldreth Road*  
Former farmhouse. Timber-framed with rendered finish and painted brickwork. Plain tiled roofs, half-hipped to cross-wing. | II    |
| Late medieval, Late C17 rebuilding | *Folly Cottage, 92 Meldreth Road*  
Cottage, single storey open hall, three unit plan. Timber-framed and rendered finish. Thatched roof with half-hipped gables. | II    |
| Late C16 or Early C17       | *Frog Hall, 173 Bridge Street*  
Possibly late C16 or early C17 with C20 cross wing extension. Timber framed with rendered finish under a thatched roof. The house is situated outside the south-east angle of a large moated site.  
Note: While this house within the hamlet of Dyer’s Green it is outside the Whaddon Parish boundary. | II    |
| Early C17                   | *Christ’s College Farmhouse, Church Street*  
Early C17 with mid C18 and later alterations. Timber-framed with rendered finish and plain tiled roof (hipped to east and half-hipped to west). | II    |
| Early C17                   | *North Road Farmhouse, Old North Road*  
Early C17 with C18 and C19 additions and alterations. Timber-framed with rendered finish and plain tiled roofs. Two storey plus attic. Re-fronted and remodelled in late C19.  
Note: This farmhouse is located some distance away from the village, but is still within the Parish of Whaddon. | II    |
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<tr>
<th>Period</th>
<th>Address and Brief Description</th>
<th>Grade</th>
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| Late C17| **Rose Cottage, 100 Church Street**  
Cottage, formerly a row of cottages. Timber-framed with plastered infill. Thatched roof.                                                                                                                                  | II    |
| Late C17| **126, 128, 130 Church Street**  
Row of three cottages (No 128 used as The National Sunday School from 1846 until new school built in 1875). Timber-framed with roughcast render finish. Thatched roof.     | II    |
| Late C17| **132 Church Street**  
Cottage, timber-framed with roughcast rendered finish. Thatched roof.                                                                                                                                                        | II    |
| C17     | **The Close, 129 Meldreth Road**  
Former farmhouse. Timber framed with roughcast render finish. Plain tiled roofs (single storey wing to rear has thatched roof).                                                                                          | II    |
| Late C17| **The Wilderness, 96 Meldreth Road**  
Cottage. Timber-framed with rendered finish. Thatched roof.                                                                                                                                                                   | II    |
| Late C17| **Jarmens, Nos. 68 and 70 Bridge Street**  
Pair of cottages. Timber-framed and rendered finish. Thatched roof.                                                                                                                                                     | II    |
| Late C17| **106 Bridge Street**  
Timber-framed and rendered finish, with thatched roof.                                                                                                                                                                       | II    |
| Early C18| **Nos. 40 and 42 Bridge Street**  
Pair of cottages at right angles to road. Timber frame and roughcast render. Thatched roof.                                                                                                                             | II    |
| Early C18| **White Cottage 153 Bridge Street, Dyer's Green**  
Cottage, formerly a pair. Timber framed with rendered finish. Half-hipped thatched roof.                                                                                                                               | II    |
| Late C18/ early C19| **122 Bridge Street, Dyer’s Green**  
Timber-framed and roughcast rendered finish. Half-hipped thatched roof.                                                                                                                                                     | II    |

### FARM BUILDINGS

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<tr>
<th>Period</th>
<th>Address and Brief Description</th>
<th>Grade</th>
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| C18     | **Dovecote, Rectory Farm**  
Red brick with C19 slate roof.                                                                                                                                 | II    |
| C18     | **Barn, Rectory Farm**  
Timber-framed and weatherboarded with C19 slate roof.                                                                                                         | II    |
| C18     | **Granary, Rectory Farm**  
Timber-framed and weatherboarded on gault clay brick piers. Corrugated iron roof.                                                                              | II    |
| C18     | **Granary and cart shed, Whaddon Grange**  
Timber-framed and weatherboarded with brick piers C20 tiled roof.                                                                                              | II    |
Appendix D - Village Maps

Content: Bridge Street
Architectural Period
Roofing Materials
Walling Materials

Dyer’s Green
Architectural Period
Roofing Materials
Walling Materials

Church Street
Architectural Period
Roofing Materials
Walling Materials

Meldreth Road
Architectural Period
Roofing Materials
Walling Materials

Cardiff Place
Architectural Period, Roofing and Walling Materials