

Melbourn Conservation Area Appraisal and Management Plan



September 2021

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1. Introduction

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

This document sets out the special architectural and historic interest of the Melbourn Conservation Area and aims to fulfil the District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of its conservation areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

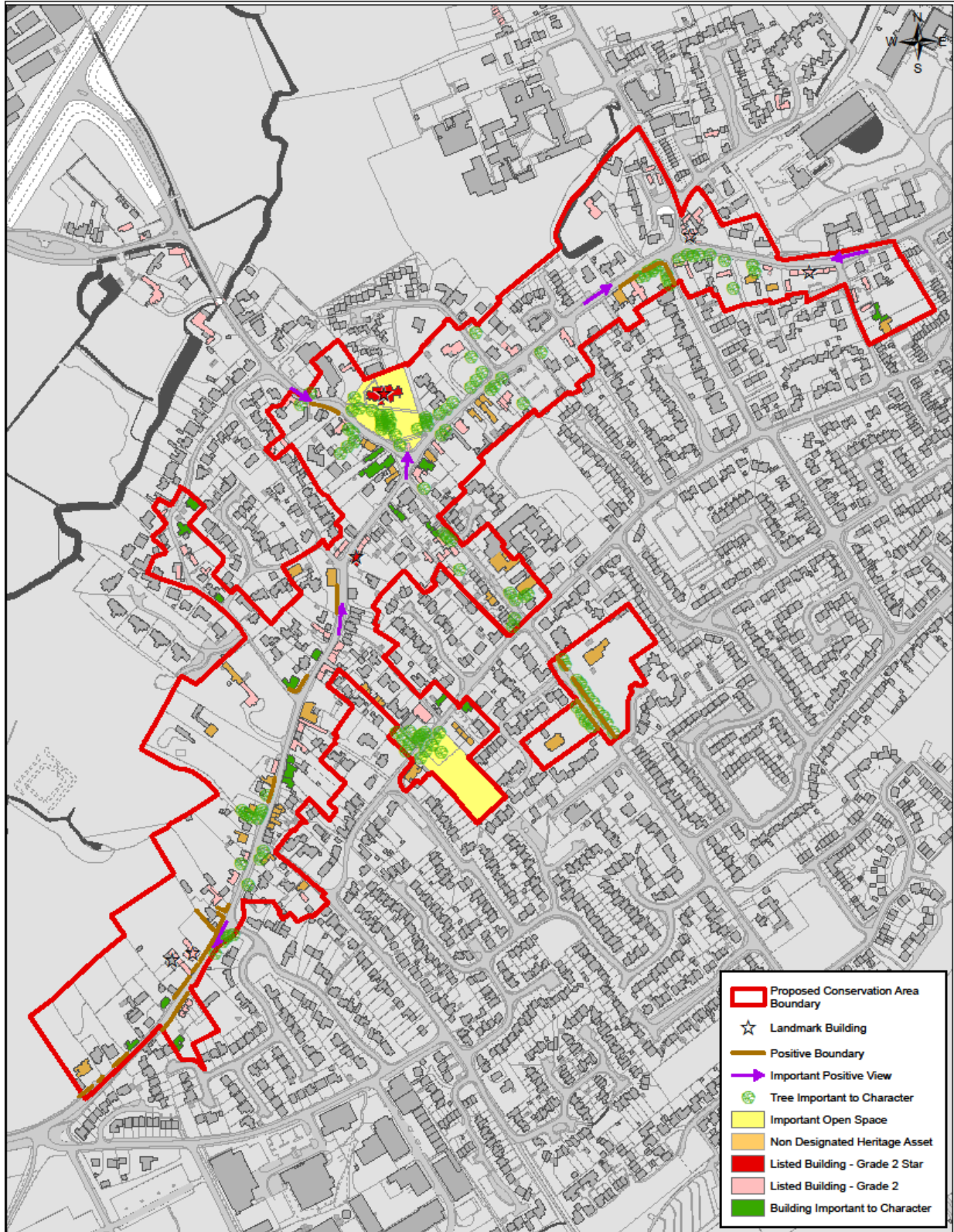
This document covers all the aspects set out by English Heritage on conservation area appraisals and management plans, including an analysis of the special character of the conservation area and recommended actions for the management of the area in order to preserve and enhance its character.

Melbourn is a traditional rural Cambridgeshire village lying in a dip on the border with Hertfordshire. Although it has accommodated the changing needs of its residents with the creation of modern facilities, these have been located outside the historic core of the settlement with some residential introductions to the building stock and street scene in modern times. It is its historic core that forms the heart of the Conservation Area.

2. Statement of Community Involvement

Following survey work, a draft conservation area appraisal for Melbourn was published on the Joint Planning Service website on 17th January 2021. Notification of this was sent by email to the parish council and the elected member representing Melbourn on SCDC. Separate notification was sent by post to all the addresses in land recommended for removal from the conservation area, or addition to it. Respondents immediately pointed out that although one of the proposed extensions to the conservation area crossed the boundary into Meldreth parish, that parish council had not been informed. This mistake was rectified. All these parties, including Meldreth Parish Council, were invited to respond to the draft through an online survey.

The survey drew thirteen responses. In addition, Meldreth parish council and three other parties responded via email. A number of changes have been made to the appraisal in the light of responses received. The most significant of these is the deletion of the Sheene Mill area from the list of proposed extensions to the conservation area boundary.



- Proposed Conservation Area Boundary
- Landmark Building
- Positive Boundary
- Important Positive View
- Tree Important to Character
- Important Open Space
- Non Designated Heritage Asset
- Listed Building - Grade 2 Star
- Listed Building - Grade 2
- Building Important to Character



Melbourn Conservation Area

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Greater Cambridge Shared Planning	
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3. History and development

3.1 Location and setting

- 3.1.1 The village of Melbourn lies 10 miles south west of Cambridge and around 3 miles north-east of Royston. The High Street served as the A10 and was the main road into Cambridge until it was bypassed in 1988. Across the A10 bypass to the north-west, is the village of Meldreth which is connected to Melbourn by the River Mel; a tributary of the River Cam.
- 3.1.2 Though closely linked geographically, the villages were physically separated by the construction of the trainline in the 19th century and, more recently, the A10 bypass in the 1980's. Meldreth shares Melbourn's mainline train station. The two settlements are separated from neighbouring villages by countryside, in what is a relatively flat landscape.
- 3.1.3 Melbourn is one of the larger villages in Cambridgeshire, with a population of around 4,500. It has a firmly residential character in the core of the settlement, although this is also a strong business and light industrial character to the north and south, on the outer edges of the village.

3.2 Historic development

- 3.2.1 The origins of the Melbourn can be traced back to Neolithic times. The village was formed from a number of dispersed hamlets which slowly grew around two manor houses and royal estate established, along the Icknield Way, until they formed one village. The gaps between these hamlets sometimes remain and provide important visual breaks in the street-scene. Many of the larger gaps have been infilled with more houses across the periods of growth in Melbourn's history
- 3.2.2 By 1086 there were 50 or 60 tenants in Melbourn, and the settlement began to spread north-east, rising to a population of 323 adults by 1377.
- 3.2.3 The High Street is the main village thoroughfare and various lanes run into the street from either side, lined with both historic and modern buildings. The early street network is still visible in the narrow winding lanes to the north of High Street and west of Station Road around Dolphin, Cross and Rose Lane; some of the earliest surviving parts of the settlement, along with the area on the southern side of the Street. Medieval burgage plots or closes ran back from the road to what became back Lane, and later Orchard Road.
- 3.2.4 Melbourn has never been a market town, relying instead on nearby Royston's market for trade. It has a

busy agricultural heritage all around the urban core and general inhabitants of the area remained agricultural workers farming tenanted plots or grazing livestock on common land surrounding the village. Sheep farming contributed greatly to the local economy until the 19th century.

3.2.5 Melbourn did not grow significantly during the medieval period; however, it remained one of the largest villages in Cambridgeshire and saw rapid growth in the 18th century and early 19th century with further innovations in farming, until a migration of people towards towns and away from rural areas in the latter half of the 19th century saw a population decrease.

3.2.6 Nevertheless, Melbourn continued to develop with the times with the establishment of the gas works in 1869, until the closure of the company before the First World War which saw the villagers revert to oil until mains electricity was established in 1925. Piped water did not arrive to the village until 1935.

3.2.7 Good road connections through the village were further complemented by a mainline train station on the Hitchin and Cambridge branch of the Great Northern Railway in 1851, which helped distribute local goods to nearby markets and agriculture continued to play an important role in the village economy until the late 20th century.

3.2.8 Two large business parks were established in the 20th century, and a large village college, one of the first, was established in in the 1930s. The village was recognised as a Rural Growth Settlement in 1965, leading to a large amount of housebuilding in the mid to late 20th century, alongside new roads to the north and east of the village. An increase in heavy traffic through the village led to the construction of the A10 bypass in 1988.

3.2.9 Despite the continued growth in the 20th century, the dwindling supply of available infill plots resulted in a reduction in development by the 21st century.

Below: Map of Melbourn (Cambridgeshire LVIII.NE, 1885-6) Courtesy of National Library of Scotland.
<https://maps.nls.uk/view/101572390>



4. Character

4.1. Summary Description

- 4.1.1 The village has a rich stock of historic buildings with around 75 listed buildings. These range from the grade II* Church of All Saints, to a number of vernacular timber-framed cottages with longstraw thatched roofs and later fine 19th century houses built of Gault brick on the High Street.
- 4.1.2 The medieval parish church lies at the centre of the village, at the crossroads (The Cross), overlooking High Street and provides an anchor point in this spread

out settlement, forming a strong visual and community focus for the village.

- 4.1.3 Sequential development within the village has resulted in a varied palette of materials and forms; however, the overall form and scale of the buildings is overwhelmingly modest, at one and a half to two storeys predominantly and constructed in traditional timber frame or brick, with examples of longstraw thatch roofs.
- 4.1.4 Melbourn is also heavily defined by its trees, whether this be individual examples within property boundaries or those framing the approaches to the village, they make a valuable contribution to the rural character and appearance of Melbourn.



Far left: Varied types of form, materials and construction in the Melbourn Conservation Area, but all of modest scale and height.

Left: The Melbourn Conservation Area is heavily characterised by its trees; with several being key contributors to the street scene.

4.2 Key characteristics

- Village core centred around the crossroads with Medieval parish church at the village centre, surrounded by a walled cemetery
- Tight urban built character towards the village centre, and along New Road, with a more sporadic development character on the periphery towards the north and south-west.
- Few examples of open public space with village memorial and seating marking the communal heart of the settlement.
- Strong tree presence throughout the Conservation Area, together with mature hedgerow boundaries which also contribute to character and street-scene.
- Narrow sinuous lanes connecting off the main High Street and broadly linear development pattern with houses fronting onto the street.
- A broad spectrum of building types ranging from traditional, modest vernacular to later, polite examples and some more modern additions, which are generally of high quality.
- A series of early, timber framed cottages, built low and long and parallel to the street; following the sinuous lanes and roads.
- An established, yet varied, palette of materials across the Conservation Area, including brick, render, clunch, thatch, tile and slate.
- A fine collection of two storey, late 18th and 19th century brick and rendered dwellings, and later Arts and Crafts examples with decorative timber framing.
- Modern and historic brick boundary walls throughout the Conservation Area, in brick, flint, and concrete, creating a sense of enclosure.

4.3 Architectural characteristics

Scale and Form	One and a half, to two, storeys only with a linear, sometimes double-piled. Modest, narrow spans with steeply pitched roofs and gables
Walls	Render (painted neutral colours)
Walls	Brick – Buff, Gault or Soft red (Pink and dark engineering brick used on later development)
Walls	Timber framed, either rendered or exposed with render infill
Walls	Decorative timber framing with render infill to Arts and Crafts examples
Walls	Weatherboarding (To outbuildings generally with few examples to domestic houses, and used for part of the gable only)
Walls	Rendered clunch or clay bat
Walls	Rendered timber frame
Walls	Part brick, part render (upper floors) to 20 th century examples.
Roofs	Thatch (Longstraw)
Roofs	Plain clay tile
Roofs	Natural slate
Roofs	Corrugated metal sheet (Outbuildings only)
Windows	Timber casement with small panes and glazing bars
Windows	Timber vertical sliding sash windows with small panes and glazing bars, often under segmental brick arches
Windows	Timber framed display windows commercial units
Windows	Leaded windows in timber frames
Doors	Timber panelled doors
Doors	Flat hoods over doors, with decorative brackets
Doors	Decorative architraves/ doorcases
Boundary Treatments	Mid and high-level brick or brick and flint walls along the road, and low brick walls with railings above Mature tree-lined boundaries Mature hedgerow boundaries

Other	Decorative brickwork or terracotta banding and eaves detail, including tumbled brickwork
Other	Prominent brick chimneys
Other	Decorative timber bargeboards
Other	Small dormer windows
Other	Eaves detailing such as decorative brickwork or moulded brackets

4.3.1 Generally, properties are modest in scale with narrow spans and traditional detailing. The predominant architectural and material characteristics of the Conservation Area, that contribute positively to its character, are set out in the table above.

4.3.2 Examples of more recent, 20th century, development can be found throughout the Conservation Area, introducing non-traditional materials such as concrete roof tiles, types of brick and plastic windows. Whilst this represents the continued growth and development of the village, the most successful examples are those that reference the traditional forms, materials and styles that are characteristic of the Conservation Area; as set out in the table above.

Right: Example of late 19th century development adjoining an earlier vernacular thatched cottage, illustrating the variety of materials and forms that characterise the Melbourn Conservation Area.



4.4 Spatial characteristics

- 4.4.1 The High Street winds through the village of Melbourn with various roads converging onto it. Roads are generally narrow and winding and the smaller lanes of the High Street have a relaxed atmosphere and pace.
- 4.4.2 The older properties are positioned close to the highway and this leaves little room for boundary walls or hedging next to the more modest size houses. The Parish Church has a long, curving flint and red brick wall and various houses have long, impressive tall boundary walls, the most notable being No.1 Lordship Drive and Numbers 108 and 149 High Street and the Lawns.
- 4.4.3 The tight spacing between some of the buildings on the High Street brings an urban sense to Melbourn that contrasts with the rural appearance of the houses and cottages in more generous plots in the connecting lanes. The rural character of the periphery is also achieved through the views out of the village, across the surrounding fields, paddocks and pastures.

- 4.4.4 The contrast between the sedate rural character of the outskirts and urban activity, particularly around the business parks at either end of the village, highlights the varied spatial character of the village and how this has evolved with changing time

4.5 Key views and landmark buildings

- 4.5.1 Several key views have been identified within the Conservation Area. All six views are identified on the Conservation Area Map on page 4. Most are also shown in Appendix 1.
- 4.5.2 A total of six landmark buildings have also been identified. They are listed below and their locations are shown on the Conservation Area map (page 4).

Melbourn Conservation Area landmark buildings



110 High Street



108 High Street



The Manor House, 81 High Street



The Parish Church of All Saints



10 High Street



Sheephead Row, High Street

4.5. Landscape and open spaces

4.5.1. There are limited views directly out into the surrounding open countryside; however, in the more urban and built-up areas, tree planting makes a significant contribution to the character of the Melbourn, with examples representing key focal points in the street-scene, framing views on the main approaches to the village centre and serving as a backdrop to the built development, such as the trees within and around the churchyard. Collectively they represent an important characteristic of the Conservation Area.



Above: The central area of open space at the junctions of High Street and Station Road. The War Memorial is a key focal point.

4.5.2 Two areas have been identified as important open spaces in the Village of Melbourn. These are:

- The green and grounds surrounding the Parish Church (*below*), and
- The burial ground located to the south of Orchard Road, adjacent to number 63. These areas are highlighted on the Conservation Area map.

4.6 Archaeology

4.6.1 Many prehistoric artefacts have been found in the parish of Melbourn, including a major Neolithic monument, a causeway camp that is one of only 60 in the country and among the earliest known enclosures. Also, Neolithic axes and pottery have been found on the Icknield Way and evidence of Early Bronze Age settlement was found at Grinnel Hill when the bypass was being dug. Many Bronze Age burial mounds are documented in the area, and two still survive intact in the parish.

4.6.2 The construction of the A10 bypass also uncovered evidence of Roman occupation with ditches, tiles, nails and pottery. Roman pottery has also been found at various locations and in the 19th century there were

reports of the discovery of a Roman cemetery at Black Peak, to the south.

4. Heritage assets and positive structures

5.1. Designated heritage assets

5.1.1. There are over 60 designated heritage assets, or listed buildings, within the Melbourn Conservation Area boundary; ranging from vernacular Grade II cottages, to the Grade II* Manor House and Parish Church.

5.1.2 Each listed building or structure is identified on the Conservation Area map, and full details of their listing can be found on the [Historic England website](#).

5.2. Possible non-designated heritage assets

5.2.1. A number of buildings have also been identified which, although not nationally listed or designated, are of local importance. This could be due to their architectural and/ or historic interest, their landmark status,

communal function, association to locally important individuals or families or a combination of these.

5.2.1 These properties have been identified on the Conservation Area map for information purposes and to ensure that they are given due regard in any related planning applications. It is also recommended that they be formally assessed as non-designated heritage assets by the council, and considered for inclusion on any subsequent Local Heritage List.

5.3. Positive buildings and structures

5.3.1 In addition to the above, there are also buildings or structures which are not nationally designated and are unlikely to meet the criteria for consideration as a non-designated heritage asset, but nonetheless, they do contribute positively to, the character and appearance of the Conservation Area.

5.3.2 These buildings or structures make a valuable contribution and should be viewed as a key element of the overall character and significance of the Conservation Area; and alterations to, or the loss of these assets can have a lasting impact on the special character of the village. These structures have been identified as positive buildings on the Conservation Area Map, page 4.

6. Opportunities for enhancement

6.1. Negative features and possible enhancement

Location	Negative feature	Suggested Mitigation or Enhancement
129a High Street	Stainless steel flue	Consider finishing with matt black paint to reduce visual impact
Melbourn Garage, High Street	Variety of buildings forms, in various states of condition/ maintenance	Localised repainting and maintenance to the existing structures and enhancements where possible
Land rear of 151 to 155 High Street	Overgrown vegetation	Cutting back of vegetation to expose brick wall to the rear boundary.
Churchyard west of Melbourn United Reformed Church, Orchard Road	Metal railings	The railings would benefit from repainting an appropriate colour.
49 High Street	Shopfront	Consider repainting of the shopfront and general maintenance to enhance its appearance and contribution to the Conservation Area. Any opportunities to replace this modern shopfront with a more sympathetic timber replacement, which better responds to the 19 th century character of the host building, should be sought.
Various	Inappropriate use of colour	When rendered properties are repainted, it would be preferable to opt for a neutral or historically appropriate colour which responds positively to the wider neutral colour palette of the village

6.2. Management proposals

6.2.1 In order to manage and preserve the special historic and architectural character and appearance of the Conservation Area, the following recommendations should be considered and either implemented, or reflected in any future development.

Location	Recommendation	Reason
All	Deliver an Article 4 Direction for the Melbourn Conservation Area	To remove selected permitted development rights on non-listed properties and allow the Local Authority to manage certain development works via the planning process; to ensure the positive characteristics of the area are not lost or compromised.
All	Avoid excessive signage and street furniture in the Conservation Area (CA)	In order to prevent the High Street from being dominated by street furniture and signage, which creates a cluttered aesthetic and detracts from the historic character of the rural village.
High Street	Avoid installation of internally illuminated signage and overtly modern commercial signage and fascias.	In order to prevent the High Street from being dominated by unsympathetic overtly modern signage which detracts from its historic, rural village character.
All	Resist the replacement of traditional roofing materials, such as thatch, with modern treatments, such as concrete or machine-made tile or corrugated iron.	The replacement of traditional roofing materials with overtly contemporary, machine made alternatives can be detrimental to the character of the host building, and its contribution to the overall character of the CA.
All	Adopt a local plan policy relating to existing mature trees, groups of trees and succession planting, within the Conservation Area.	Large and mature trees and groups of trees make a major contribution to the character of the CA. By preserving existing trees, or groups of trees, and through timely and well-informed succession planting, it will preserve the existing character of the CA and can enhance biodiversity and ecology.
Open Spaces	Adopt a local plan policy relating to preserving the setting and character of open spaces identified within the Conservation Area Appraisal and Management Plan.	Development on the periphery of an area if open space, or a change to the boundary treatment can have a long-term impact upon its overall character and relationship to the wider setting. If this development is harmful, then this can detract from and even compromise the special interest and contribution to the CA.

7. New development in the Conservation Area

7.1. General advice

When considering new development within the Conservation Area, there are a number of elements to consider:

- 7.1.1 The historic layout of the settlement including development patterns, road layouts, pathways, areas of open space, the historic context and use of locally distinctive materials and boundary treatments should all inform new development from an early stage.
- 7.1.2. It will always be necessary for new dwellings or structures within the Conservation Area to have due regard for the form, building type, massing and scale of existing development and adopt materials which reflect, and enhance the local palette.

For example, Melbourn Conservation Area predominantly features one-and-a-half or two storey dwellings of modest, vernacular form. As such, a four-storey townhouse or residential 'tower' block of four storeys or more is unlikely to be in keeping with the established character and local distinctiveness.

- 7.1.3. All new development should seek to preserve, and actively enhance, the character and appearance of the Conservation Area and should sit comfortably alongside existing development.
- 7.1.4. In some parts of the Conservation Area, where there is an established variety of built forms and styles of architecture; it may be acceptable for new development to adopt a more contemporary style; however, design quality and materials must be of sufficient quality, to justify their inclusion.
- 7.1.5. Where there is a more consistent and well-established local character of building forms and materials, new development may need to be more restrained in order to respect and preserve this.
- 7.1.6. It is acknowledged that former agricultural barns or outbuildings, may be considered for change of use from time to time. In terms of design, it is important that the utilitarian or agricultural character of the building is preserved as part of any future proposal, so that its historic function and contribution to the character of the area continues to be interpreted.

For example, this might involve limiting the insertion of new window openings, ensuring the use of like-for-like materials, sensitive boundary treatments and avoidance of an overly domestic character and appearance.

7.1.7. Further advice on new development within the Melbourn Conservation Area can be obtained through the council's Pre-application enquiry service. Please visit www.scambs.gov.uk/planning for more information.

should be carefully considered and preserved as part of any future development, in order to maintain the special character and appearance of the Conservation Area.

7.2. Setting: development on the fringes of the Conservation Area

7.2.1 A Conservation Area has a setting, and development on the boundary, or along its fringes, can also impact its historic character, as well as views into and out of, the Conservation Area. For this reason, the impact of proposals outside the Conservation Area should also be carefully considered to ensure that they preserve and enhance the special character and local distinctiveness of the area, and the above guidance should be taken into consideration at design stage.

7.2.2. Melbourn Conservation Area benefits from a rural, agricultural setting with development towards its periphery thinning out, with increased spacing between more generously sized plots, with increased views into the countryside and a more sporadic development pattern. This character is markedly different from that in the village core but

8. Proposed boundary changes

The proposed boundary changes are listed below and illustrated on the Conservation Area boundary proposed changes map, page 21.

Proposed additions to the Conservation Area

The main additions to the conservation area are three areas east of the High Street, around Mortlock Road, Orchard Road and New Road. These areas exhibit typical characteristics of nineteenth century Melbourn and include a number of prominent buildings of the era, including the original primary school building and the Black Horse public house, as well as the burial ground. They contain important trees and boundary walls.

- Graveyard south-east of The Manse and south-west of Melbourn United Reformed Church
- 36 Orchard Road
- 47, 55, 57, 59 and 61 Orchard Road
- Orchard Road Burial Ground
- 63 Orchard Road (The Black Horse)
- Remainder of land belonging to 10 Mortlock Street
- 16 to 24 Mortlock Street
- 1 to 4 Mortlock Mews
- Melbourn Baptist Church and its curtilage
- Section of Melbourn Primary School site facing Mortlock Street
- Entirety of land belonging to 4 and 5 New Road

The remaining additions are small-scale changes, mostly to bring within the conservation area whole curtilages which were previously partitioned by the boundary.

- Land rear of 33 and land belonging to 35 High Street
- Land to the rear of the former Star public house
- Remainder of the curtilages of 38 and 42 High Street
- Remaining section of car park south of High Street and north-east of 43 High Street
- Full extent of plots to the rear of 90, 92, 94, 96, 100, 102, 104, 108, 110, 122, 124, 126 and 130 High Street
- Full extent of plots to the rear of 89, 91, 117, 119, 121, 139, 141, and 145, High Street
- Entirety of land belonging to 1-3 Falconer Court
- Land rear of 151 to 157 High Street
- Highway and footpath north-west of 149 High Street
- Junction of Greenbanks
- Remaining sections of plots belonging to 2 and 6 Water Lane
- Remaining parts of land belonging to 11 and 15 Little Lane
- Remainder of plot belonging to 2 Meadow Way
- 18 and 20 Rose Lane
- Entirety of land owned by 15, 23 and 24 Dolphin Lane

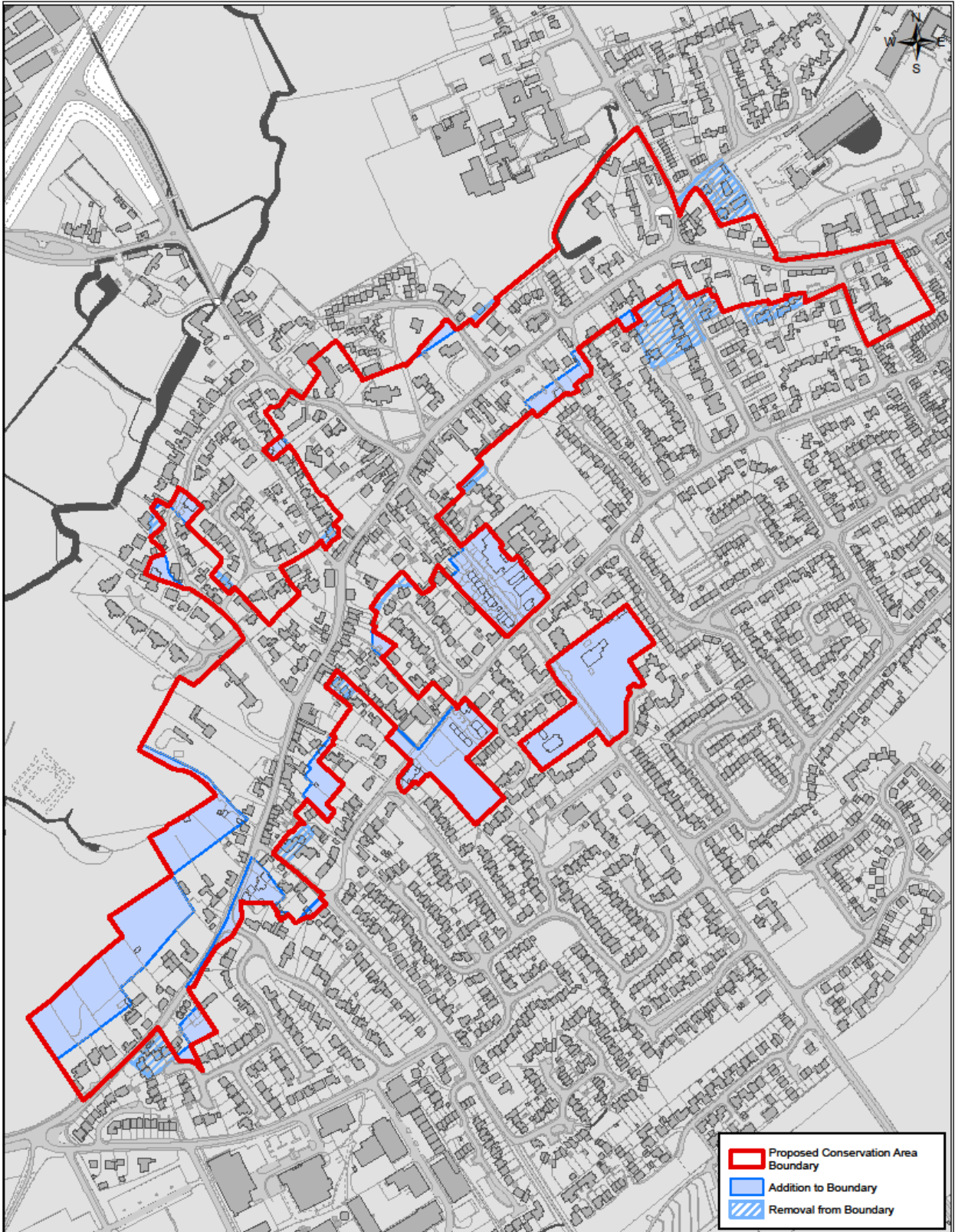
The draft appraisal also proposed the addition to the conservation area of the area around Sheene Mill and Sheene Manor, part of which lies on the north bank of the Mel, within Meldreth parish. Public responses to this proposal including those from Melbourn and Meldreth parish councils, were

negative. Respondents felt that the listing of several buildings within this area offered sufficient protection to those heritage assets, and that the unlisted buildings in this area made little contribution to the quality of the area or the setting of the designated heritage assets. The merit of these arguments is acknowledged, and it is not proposed to include the Sheene Mill/Sheene Manor area in the enlarged conservation area.

Proposed deletions to the Conservation Area

The deletions are all relatively small areas, mostly to align the conservation area boundary with curtilage boundaries, or to reflect the fact that development since 1973 has removed or reduced the quality which originally led the plots to be included in the conservation area.

- 6, 7, 8 and 9 The Lawns Close
- 1 Water Lane
- Land belonging to 2 and 4 Meeting Lane
- Whole of curtilage of 1 Mortlock Close
- Land at the northwest end of gardens of 6, 7, 8 and 9 Orchard Gate
- Land belonging to 8 Spencer Drive, 1, 2, 3, 4, 6, 8 and 10 Norgett's Lane
- Land belonging to 19a High Street and 4 and 5 Barham Court
- 2, 4, 6 and 8 and 10 Moat Lane
- All of land belonging to 4 Rose Lane
- 10 Cross Lane
- Remainder of land belonging to 19 and 21 Dolphin Lane
- Land belonging to 3 Kay's Close



Melbourn Conservation Area

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9. Appendices

Appendix 1: Key views



Left: View looking south west along Melbourn High Street. The high level brick wall of 108 High Street forms a pleasing sense of enclosure along the street.



Left: View looking north east along the High Street; the church tower is just visible through the trees.



Left: View looking south east along Station Road, towards the Church and Melbourn High Street.



Left: View looking north-east along Melbourn High Street, towards 10 High Street; a focal building.



Left: View looking west along Melbourn High Street at the entrance to the Conservation Area with Sheepshead Row on the left, and the tall brick and flint wall forming a sense of enclosure on the right.

Appendix 2: Positive features



The above features vary in terms of age. However, their form, materials, traditional appearance and function make a positive contribution to the character of the Conservation Area.

1. Concrete 'stench pipe' to ventilate the sewers, on the verge outside 15 Dolphin Lane.
2. Cast Iron Mile Marker wall mounted in boundary wall to 106 High Street. This milestone is Grade II listed and reads 'LONDON.41 CAMBRIDGE.10'.
3. Cast Iron directional sign post on the green verge at the crossroads; High Street, Station Road and Mortlock Street.
4. A Victorian Royal Mail wall post box, probably dating from 1859 and 1901. Located in a brick pier adjoining boundary wall between 155 and 157 High Street, Melbourn.
5. A disused and dilapidated fuel pump relating to the former garage, on the forecourt outside 7 to 9 Station Road.
6. Melbourn village sign: a feature that is unique to each village but a characteristic of South Cambridgeshire.

Appendix 3: Examples of building types, forms and materials.

		
<p>Above: Rendered one-and-a-half storey cottages with timber casement windows, plain clay tile roof, timber panelled doors and shed-dormers windows in the roof.</p>	<p>Above: Timber-framed and rendered cottages with eye-brow dormers in thatch roof. Timber casement windows with leaded lights.</p>	<p>Above: A two-storey rendered house with clay tile roof and brick stacks to the left, and a double-pile red brick house to the right with end stacks.</p>
		
<p>Above: Painted brick. vertical sash windows under segmental brick arches. Timber door with a flat hood on brackets. Slate roof and brick chimneys.</p>	<p>Above: A group of three, two storey houses in buff brick, with matching both timber casement and timber sash windows, with a slate roof.</p>	<p>Above: To the left, a two-storey brick building with deep overhanging eaves, decorative brackets and brick quoins. Right, an Arts and Crafts style.</p>



Above: A group of buildings, one timber framed and rendered with clay tile roof, the middle unit mirrors this detail with a clay tile roof and Arts and Crafts decorative false timber framing.



Above: An Edwardian example of semi-detached dwellings with brick to the ground floor and render with decorative timber framing to the upper storey, with prominent brick chimney stacks.



Above: Example of semi-detached 'cottages' of two storeys, with rendered walls and timber windows; larger sash-style to the ground floor and side-hung casement above. The doors are timber panelled with small hood canopy's over, on simple brackets.



Left: A fine example of a late 19th century detached villa, constructed of brick with symmetrical frontage comprising double-height bay windows and timber vertical sliding sashes. The door is recessed, under an arched lintel and the windows feature flat moulded stone lintels.

